

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	9
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MULTI
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,045.95
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	287.28	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	029-722-381

<b>Style of Home:</b>	3 Storey,Inside Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	The Heights
<b>Services Connected:</b>	Electricity
<b>Legal:</b>	STRATA LOT 34, PLAN EPS2600, SECTION 9&16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House,Playground
<b>Site Influences:</b>	
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Rennie & Associates Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 15'0			
Main	Dining Room	11'7 x 10'5			
Main	Kitchen	9'11 x 14'8			
Above	Primary Bedroom	11'8 x 14'3			
Above	Bedroom	9'9 x 8'11			
Above	Bedroom	8'4 x 12'1			
Below	Office	9'8 x 5'8			

<b>Finished Floor (Main):</b>	667 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	665 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	133 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None	Main	2	No
<b>Finished Floor (Total):</b>	1,465 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,465 sqft	<b>Beds In Bsmnt:</b>	0 / 3			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to your new family home in Cloverdale. This stunning 3bed/3bath 1400+sq feet of living space is the perfect size. When you step on to the main floor you're greeted by a large bright kitchen with S/S appliances, quartz counters, ample storage space, 9 foot ceilings, laminate flooring, large balcony and 2 pc bath for guests. Upstairs features huge primary bedroom with private ensuite and walk-in closet plus 2 good size bedrooms and 4pc main bath. Bonus! Home comes with central A/C on the main floor, EV charger in the garage, good size patio with yard on garage level plus a office space and 2 parking spots in tandem garage! Close to shopping, schools, public transit and the future skytrain line. Pride of ownership truly shows!