

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2007
Frontage (ft):	70.00	Bathrooms:	5	Age:	17
Lot Area (sq.ft.):	10,635.00	Full Baths:	4	Zoning:	SFR
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,068.68
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	026-601-842

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 12 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Mixed	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	5 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Panoramic View South West

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 7 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP22462

Amenities: Garden,In Suite Laundry,Pool; Outdoor,Storage

Site Influences: Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Swimming Pool Equip.,Vacuum - Built In,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 8'7	Above	Primary Bedroom	10'10 x 9'5	Below	Bedroom	18'1 x 11'4
Main	Dining Room	17'8 x 11'9	Above	Dressing Room	12'11 x 9'2	Below	Gym	14'6 x 11'9
Main	Bedroom	10' x 11'5	Above	Walk-In Closet	13'1 x 13'1	Below	Storage	14'6 x 5'2
Main	Kitchen	20'5 x 9'9	Above	Bedroom	16'5 x 15'7			
Main	Eating Area	10' x 11'5	Below	Family Room	28'3 x 13'1			
Main	Living Room	18'2 x 18'8	Below	Games Room	19'7 x 8'7			
Main	Laundry	11'7 x 8'9	Below	Bedroom	18'3 x 14'8			

Finished Floor (Main):	1,923 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,656 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,692 sqft	Suite:	None	Main	3	Yes
Finished Floor (Total):	5,271 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Below	3	Yes
Grand Total:	5,271 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Unparalleled QUALITY built CUSTOM home by Pro-Master, perched on Cloverdale's hilltop with stunning VIEWS. This 5 bed, 5 bath, home features 2 separate DBL garages with a captivating GRAND entry, large OPEN CHEFS kitchen w/huge windows, soaring VAULTED ceilings, exposed timber beams, oversized dining & living room, engineered hardwood floors, extensive MILLWORK FINISHINGS, cat 5 system & speakers throughout. Upstairs is a gorgeous primary suite w/freestanding tub, shower, large W/I closet, island dresser & patio w/incredible VIEWS + an additional bed & bath. Walk out basement features games room, wet bar, gym, 2 beds & baths & its own separate 2 car garage, perfect for extended family. Entertainers DREAM BACKYARD with SALT WATER pool, waterfall, cabana & covered back patio w/gas fireplace.