

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2009
Frontage (ft):	44.00	Bathrooms:	4	Age:	15
Lot Area: (sq.ft.)	4,036.00	Full Baths:	3	Zoning:	RF-12
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,218.61
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	027-201-236

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Treed Greenbelt
Mgmt. Company:	
Complex / Subdiv:	West Cloverdale
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL BCP32346 LT 168 LD 36 SEC 12 TWP 2
Amenities:	In Suite Laundry
Site Influences:	Central Location,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	17'8 x 15'11	Above	Bedroom	12' x 13'4	Bsmt	Bedroom	15'8 x 9'8
Main	Kitchen	13'8 x 12'1	Above	Bedroom	12'4 x 10'6			
Main	Dining Room	14' x 12'6	Bsmt	Recreation Room	18'9 x 12'1			
Main	Den	13'2 x 9'11	Bsmt	Family Room	15'4 x 15'7			
Main	Laundry	7'8 x 5'5						
Above	Primary Bedroom	16'2 x 17'4						

Finished Floor (Main):	1,243 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,111 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,222 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,576 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	3,576 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

RARE 2 storey with BSMNT home backing on to GREENBELT. Picture yourself relaxing on a large private deck, surrounded by lush greenery in this stunning Foxridge home in West Cloverdale, ideally located on a quiet no thru street. With 3500 sqft of living space, including a fully finished walk-out basement (suite potential), it 's perfect for entertaining. The main floor features an open great room with 10 ft ceilings and a functional dining room with oversized windows that frame the natural surroundings. Upstairs, enjoy a spacious primary bedroom with vaulted ceilings, 5 piece ensuite, and his-and-her closets. Additionally, two well appointed bedrooms, connected by a Jack-and-Jill bathroom, round out the upper floor. Make your dream of peaceful, nature inspired living a reality.