

Depth/Size (ft):	81.2	Bedrooms:	4	Approx. Year Built:	2010
Frontage (ft):	44.00	Bathrooms:	4	Age:	14
Lot Area: (sq.ft.)	3,574.00	Full Baths:	3	Zoning:	RF-12
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,204.83
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	027-200-612

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board, Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard, Electric, Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s), Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 65 SECTION 12 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP32346
Amenities:	Garden
Site Influences:	Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 15'10	Above	Walk-In Closet	9'0 x 6'2	Bsmt	Storage	9'11 x 6'10
Main	Dining Room	11'7 x 15'9	Above	Patio	7'4 x 2'0			
Main	Kitchen	8'10 x 12'10	Above	Bedroom	11'1 x 15'8			
Main	Den	11'2 x 11'8	Above	Bedroom	14'5 x 12'6			
Main	Patio	25'1 x 12'3	Above	Laundry	7'10 x 5'4			
Main	Patio	18'3 x 14'9	Bsmt	Recreation Room	33'8 x 18'2			
Above	Primary Bedroom	14'7 x 15'10	Bsmt	Bedroom	13'3 x 11'0			

Finished Floor (Main):	1,009 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,105 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	959 sqft	Suite:	Other	Above	4	Yes
Finished Floor (Total):	3,073 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full, Fully Finished, Separate Entry			
Grand Total:	3,073 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

This fantastic 4 bed & Den, 4 bath Foxridge home in the best area of West Cloverdale is roughed in for a suite & move in ready! 3 spacious beds up all with ensuite baths, & your Primary Suite has vaulted ceilings, a juliet balcony, mountain views & a custom walk-in closet. The open concept main has solid oak floors, a granite kitchen with gas stove, a large pantry, oversized windows, & a fantastic executive office. Downstairs is ready for a 1 or 2 bed suite with separate entry, or enjoy it as a media/rec room with gym & bonus storage, plus another full bath. Your sunny yard has lovely landscaping, veggie gardens & fruit, irrigation, plus a custom covered patio & deck for year-round outdoor enjoyment. This quiet cul-de-sac is family friendly & close to shops, parks & schools. OPEN SAT 2-4