

Depth/Size (ft):	119.98	Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):	64.99	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	7,797.50	Full Baths:	2	Zoning:	SFR
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,752.91
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	005-359-937

Style of Home:	3 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	Cloverdale Hilltop
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	PL 55462 LT 263 LD 36 SEC 8 TWP 8
Amenities:	Workshop Detached
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'3 x 8'4	Below	Family Room	15'2 x 15'
Main	Living Room	17'6 x 14'3	Below	Laundry	5' x 4'
Main	Dining Room	10'7 x 8'7	Below	Foyer	6'6 x 6'5
Main	Eating Area	8' x 7'			
Above	Primary Bedroom	13'1 x 12'2			
Above	Bedroom	11' x 9'			
Above	Bedroom	11' x 9'			

Finished Floor (Main):	640 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	638 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	594 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	1,872 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,872 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to this Cloverdale Hilltop home, with fabulous street appeal, and newer driveway. This 3 level split has been tastefully renovated and offers : 3 beds , 2 1/2 bath's , 1900 sq ft living space , laminate through-out the main, and cozy New carpets up. Great sized primary with updated ensuite & walk-in shower. 5 piece, updated, main bath: boasts double sinks, and rain shower head. Updated kitchen with ample cupboards, breakfast bar overlooking sunken family room with french doors to walk-out yard. Dining room complimented with built-in cabinets in recess, PLUS french doors to Incredible, Covered, Trex deck area! Entertainer's, South facing yard, complimented with above ground pool, hot tub , wired shop , All nestled on a 7797 sq ft, fully fenced lot, with Back Lane access!