

Lot Dimensions (ft):	90 x 103/38.5	Bedrooms:	5	Approx. Year Built:	1986
Frontage (ft):	90.00	Bathrooms:	3	Age:	40
Lot Area: (sq.ft.)	7,503.00	Full Baths:	3	Zoning:	/
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,035.79
Rear Yard Exp:				For Tax Year:	2025
View:				P.I.D.:	007362633

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction Materials:	Log, Mixed (Exterior), Vinyl Siding, Wood Siding	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Garage Double, Front Access, Asphalt, Garage Door Opener
Rain Screen:	No	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	Public Transit: 2 BLK - School Bus: 1 BLK
Water Supply:	Public	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:		PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community, Electricity Connected, Water Connected

Legal: LOT 27, BLOCK 20, PLAN VAP16871, DISTRICT LOT 515, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: Washer/Dryer, Dishwasher, Refrigerator, Stove, Garage Double, Front Access, Asphalt, Garage Door Opener, Central Vacuum, Sundeck, Electric

Bylaw Restrict:

Listing Broker(s):

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 16'0	Below	Living Room	14'0 x 13'0
Main	Den	11'0 x 10'0	Below	Bedroom	11'0 x 10'0
Main	Kitchen	13'0 x 10'0	Bsmt	Kitchen	18'0 x 11'0
Main	Primary Bedroom	23'0 x 13'0	Bsmt	Storage	11'0 x 9'0
Main	Bedroom	13'0 x 10'0			
Main	Bedroom	10'8 x 8'0			
Main	Bedroom	12'0 x 9'0			

Finished Floor (Main):	1,367 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	
Finished Floor (Below):	920 sqft	# Of Levels:	Two	Main	4	1
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Basement	3	0
Finished Floor (Total):	2,287 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,287 sqft	Beds In Bsmt:	0 / 5			
		Pets Allowed:				

Don't miss your opportunity to own this well-kept, centrally located home in Valleycliffe. Built just 36 years ago, this move-in-ready property offers numerous updates and is ideal for a growing family. Recent upgrades include the roof, flooring, lighting, paint, doors, cabinets, countertops, electrical, furnace, hot water tank, and rear windows—plus more. Conveniently located within walking distance to schools and the hospital, this home combines comfort, updates, and an excellent location. Call today to book your private showing.