

Depth/Size (ft):	101.4	Bedrooms:	5	Approx. Year Built:	1998
Frontage (ft):	53.00	Bathrooms:	4	Age:	24
Lot Area (sq.ft.):	5,374.20	Full Baths:	3	Zoning:	R1A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,078.82
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	023-883-901

Style of Home:	3 Storey w/Bsmt	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Mixed, Tile, Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 4, PLAN LMP34696, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location, Cul-de-Sac, Paved Road, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	13'8 x 12'0	Above	Bedroom	11'0 x 10'0
Main	Kitchen	10'0 x 10'0	Above	Bedroom	11'0 x 10'0
Main	Nook	10'0 x 9'4	Below	Bedroom	11'0 x 10'5
Main	Laundry	9'8 x 4'0	Below	Kitchen	14'0 x 14'0
Main	Foyer	11'0 x 9'0	Below	Family Room	20'0 x 18'0
Above	Master Bedroom	15'0 x 14'0	Bsmt	Den	11' x 10'
Above	Bedroom	12'0 x 11'0			

Finished Floor (Main):	1,193 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,100 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,000 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,293 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,293 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Custom built home in the sought after area of Sardis on a cul-de-sac, close to schools and Twin Rinks and a short walk to the Rotary trail. You have a spacious foyer that greets you as you enter the front door. Offering 5 bedrooms and 4 bathrooms. On the main you have a large open design kitchen and family room with ample cabinets and cupboards, walking pantry, nook and access to the well planned fenced and treed backyard. You have a den or a formal dining room right off the kitchen. Upstairs you have a large master bedroom with double French doors, large ensuite, and 3 other bedrooms. NC for the warmer days. Down you have a second kitchen, bedroom and family room, ideal for the teens living at home or inlaw with own access. This is a perfect family home.