

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>	59.00	<b>Bathrooms:</b>	3	<b>Age:</b>	8
<b>Lot Area: (sq.ft.)</b>	12,594.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3-A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,223.32
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	138.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-381-304

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

<b>View:</b>	Yes : Greenspace & Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	STRAITON MOUNTAIN ESTATES
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	STRATA LOT 8, PLAN EPS1299, SECTION 31, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Cul-de-Sac,Gated Complex,Greenbelt,Private Yard,Recreation Nearby,Treed
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security - Roughed In,Security System,Sprinkler - Fire,Vacuum - Built In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 17'3	Main	Laundry	7'11 x 9'1
Main	Dining Room	10'3 x 14'1	Below	Bedroom	11'7 x 13'11
Main	Kitchen	10'5 x 14'5	Below	Bedroom	10'5 x 13'11
Main	Foyer	14'10 x 5'5	Below	Recreation Room	19'1 x 14'1
Main	Primary Bedroom	13'1 x 13'11	Below	Recreation Room	32'2 x 16'1
Main	Walk-In Closet	5'2 x 9'11	Below	Storage	18'8 x 12'2
Main	Bedroom	10'0 x 12'6	Below	Storage	4'5 x 6'10

<b>Finished Floor (Main):</b>	1,599 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	1,605 sqft	<b>Suite:</b>	None	Below	4	No
<b>Finished Floor (Total):</b>	3,204 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,204 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Like new, quality Craftsman built home in exclusive gated community. Country living in the city, overlooking your very own 1/4 acre greenspace with serene views of Sumas Mountain. Surrounded by quality homes on large lots with nature right at your doorstep. Enjoy a feeling of spaciousness and hear the owls and tree frogs in your own backyard. Less than a kilometer's walk or 4-minute drive to Auguston Elementary School, 2 kms to Ledgeview Golf Course, 7 kms to Save-on-Foods complex, and mountain biking & hiking trails galore! This 8 years 'new' home has been meticulously maintained by original owners and pride of ownership shows.