

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2024
Frontage (ft):	38.57	Bathrooms:	5	Age:	0
Lot Area: (sq.ft.)	3,163.00	Full Baths:	4	Zoning:	SF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,537.38
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	031-448-631

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Bloom
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 3 , SECTION 23 , TWP 8 , NWD , PL EPP97384
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Pantry,Security System,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	21' x 15'	Above	Bedroom	12'6 x 12'	Bsmt	Bedroom	13'6 x 11'
Main	Dining Room	12'6 x 10'	Above	Bedroom	11'6 x 11'	Bsmt	Bedroom	13'6 x 11'
Main	Kitchen	15' x 11'	Above	Bedroom	13' x 11'	Bsmt	Flex Room	7' x 7'
Main	Pantry	6' x 5'	Above	Laundry	7' x 5'			
Main	Foyer	8' x 6'	Bsmt	Living Room	16' x 14'			
Above	Primary Bedroom	16'6 x 15'	Bsmt	Kitchen	12' x 11'			

Finished Floor (Main):	1,034 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,256 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,019 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	3,309 sqft	Crawl/Bsmt Height:		Above	3	No
Unfinished Floor:	0 sqft		Full,Fully	Bsmt	3	No
Grand Total:	3,309 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	2 / 6			
		# Of Pets:				

Showhome at Bloom!! Was Lottery Home! A Masterfully built Development by T.M.Crest Homes. Beautifully finished 2 Story plus basement home complete with 2 bedroom legal suite with separate entrance, backing onto Greenbelt. Grand Kitchen, soft close cabinetry, Quartz countertops and large Island with bar style seating, walk in pantry, high end Stainless steel appliances. 4 Spacious bedrooms with 3 Elegant full bathrooms on upper level! Master Bedroom w/feature wall. Total 6 bedrooms, 5 bathrooms. Roughed in Electric car charger. 2/5/10 Year home warranty. Situated in desirable Yorkson neighborhood, walk to shops, eateries, health/wellness and first rate educational facilities. Ready to Move in! Open Weekends Only 1-4pm @showhome 20525 76b