

Depth/Size (ft):	158.8	Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):	54.80	Bathrooms:	2	Age:	27
Lot Area: (sq.ft.)	9,128.00	Full Baths:	2	Zoning:	RS3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,521.92
Rear Yard Exp:	East	Maint. Fee:	265.00	For Tax Year:	2023
View:	No			P.I.D.:	023-415-371

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water, Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed, Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Advantage
Complex / Subdiv:	DOWNES ROAD ESTATES
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 42 SECTION 29 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2380
Amenities:	None
Site Influences:	Adult Oriented, Gated Complex, Private Setting, Private Yard, Recreation Nearby
Features:	Clothes Dryer, Dishwasher, Jetted Bathtub, Microwave, Refrigerator, Stove, Vaulted Ceiling
Bylaw Restrict:	Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 8'8	Main	Walk-In Closet	8'10 x 6'1
Main	Dining Room	13'8 x 10'6	Main	Bedroom	14'6 x 13'
Main	Kitchen	11'4 x 10'2	Main	Laundry	7'5 x 7'5
Main	Eating Area	11'4 x 6'11	Main	Foyer	11'5 x 6'6
Main	Family Room	11'4 x 9'7			
Main	Office	7'2 x 4'			
Main	Primary Bedroom	14'5 x 13'			

Finished Floor (Main):	1,767 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,767 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	0			
Grand Total:	1,767 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Spacious 2 Bedroom Rancher situated on a large lot in the desirable gated community of Downes Road Estates! Very bright Living Room & Dining Room with vaulted ceiling and floor to ceiling windows offers an abundance of natural light. Features good size Kitchen with stainless steel appliances, double-sided gas fireplace, small office and double garage. Parking for 4 vehicles. Master Bedroom has a large walk-in closet and ensuite with 2 sinks, jetted soaker tub and separate shower. Massive private & sunny backyard with huge patio, garden and mature perimeter hedge. 3 year old roof. Pet friendly!