

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2011
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	13
<b>Lot Area: (sq.ft.)</b>	4,098.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,901.37
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	028-165-021

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl,Wood	<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 NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** HIGHLAND VISTAS

**Services Connected:** Electricity,Natural Gas,Storm Sewer,Water

**Legal:** LOT 11, PLAN BCP43944, SECTION 11, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Cul-de-Sac,Private Setting,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'8" x 14'2"	Above	Bedroom	13'6" x 11'
Main	Living Room	18' x 17'7"	Above	Bedroom	13'6" x 11'
Main	Dining Room	15' x 12'7"	Above	Laundry	6' x 4'
Main	Pantry	5'6" x 2'6"			
Main	Foyer	9'8" x 7'6"			
Above	Primary Bedroom	15'8" x 14'			
Above	Walk-In Closet	8'5" x 5'6"			

<b>Finished Floor (Main):</b>	1,100 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,011 sqft	<b># Of Kitchens:</b>	1	Above	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Main	2	No
<b>Finished Floor (Total):</b>	2,111 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	676 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,787 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

\*\*\* HUGE CUL-DE-SAC LOCATION\*\*\* ABSOLUTLEY GREAT NEIGHBOURHOOD!! This two-storey + basement home, is now available!! Modern, open design. 3 huge bedrooms with the master exceeding 16 X 15 wit 5 piece ensuite bath and walk-in closet. The main floor easily offers itself to entertaining family & friends with a gourmet kitchen, granite counters, loads of storage/counterspace w/t a 7.5 ft eating bar, as well as level access to the very private back yard & deck, perfect for summer BBQ's Walking distance sports fields, schools and new elementary school, parks & trails. Don't hesitate, this won't last long. \*\*OPEN HOUSE\*\* Sat, May, 4 2pm-4pm