

Depth/Size (ft):	170	Bedrooms:	6	Approx. Year Built:	2014
Frontage (ft):	50.00	Bathrooms:	4	Age:	10
Lot Area: (sq.ft.)	8,451.00	Full Baths:	3	Zoning:	R1-A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,818.48
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	029-218-357

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Other	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 1, PLAN EPP35695, DISTRICT LOT 267, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'0 x 8'1	Main	Porch (enclosed)	16'2 x 7'4	Above	Bedroom	10'11 x 13'9
Main	Den	9'3 x 10'6	Above	Primary Bedroom	13'9 x 14'10	Above	Bedroom	12'10 x 9'5
Main	Living Room	22'6 x 13'7	Above	Walk-In Closet	12'8 x 5'0	Above	Bedroom	13'7 x 10'5
Main	Kitchen	10'11 x 8'8				Bsmt	Kitchen	9'1 x 14'11
Main	Dining Room	12'11 x 10'0				Bsmt	Dining Room	12'6 x 10'0
Main	Laundry	8'5 x 7'0				Bsmt	Living Room	11'11 x 15'4
Main	Other	20'7 x 14'4						

Finished Floor (Main):	1,126 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,155 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,125 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	3,406 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,406 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

LIVING LARGE on Stevenson road! Great location in East Sardis! This 3407 sq ft 2 storey with basement home sits on a 8451 sq ft lot. Large enough for the whole family plus a basement suite for extra income or in law suite with a separate entrance. Major renovations were done in the basement in 2023. On the main you have the kitchen, dining room, living area, den, laundry and 2 piece bath. Open concept with vaulted ceilings and large windows overlooking a fenced backyard and a 20x 14 sundeck. Above the main are 4 bedrooms, with a large W / I closet and 5-piece ensuite with a 6' soaker tub in the primary bedroom. Lots of room to build a shop plus parking for 8 and room for the RV. Close to shopping, restaurants, all amenities, parks, and schools. Call today!