

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2012
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	5	<b>Age:</b>	12
<b>Lot Area: (sq.ft.)</b>	6,219.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,280.47
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-748-227

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air	<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 : Mt. Baker
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	LOT 71, PLAN BCP39105, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Cul-de-Sac,Lane Access
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Fireplace Insert,Intercom,Microwave,Security - Roughed In,Storage Shed,Vacuum - Roughed In,Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	10'13 x 10'	Above	Patio	16' x 16'	Main	Storage	7'6 x 3'4
Above	Bedroom	12' x 10'	Main	Bedroom	10' x 11'8			
Above	Bedroom	10' x 11'6	Main	Bedroom	9'8 x 11'8			
Above	Walk-In Closet	10' x 8'	Main	Office	9'6 x 9'8			
Above	Dining Room	12'4 x 14'	Main	Living Room	10'4 x 22'2			
Above	Kitchen	10' x 15'10	Main	Laundry	7'8 x 8'11			
Above	Living Room	14' x 15'8	Main	Foyer	7' x 5'8			

<b>Finished Floor (Main):</b>	1,170 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,539 sqft	<b># Of Kitchens:</b>	1	Above	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Main	3	Yes
<b>Finished Floor (Total):</b>	2,709 sqft	<b>Crawl/Bsmt Height:</b>		Main	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished	Main	2	No
<b>Grand Total:</b>	2,709 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

One of the most prestigious neighbourhoods, The Quarry! This quality custom built 2012 home boasts just under 3000 sqft of living space and is in immaculate condition. One of the few homes in the neighbourhood featuring 5 bedrooms plus office and 4.5 bathrooms. Open concept main floor living area with high ceilings that leads you right out to your covered patio and spacious fenced flat backyard. Throughout the house you will find granite counters, hardwood floors, lots of storage, brown maple cabinets & stainless-steel appliances. Legal 2-bedroom/2-bathroom suite with separate laundry and entrance (one bed./one bath rented). There are 8 parking spots: 2 in the garage, 4 on the front driveway and 2 reserved for tenants on the back lane- on the property.