

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2012
Frontage (ft):	41.00	Bathrooms:	4	Age:	12
Lot Area: (sq.ft.)	3,813.00	Full Baths:	3	Zoning:	R-CL A
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,820.72
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	028-030-044

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Vinyl,Wood	Parking Access:	Lane,Rear
Foundation:		Parking:	DetachedGrge/Carport
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : '
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 1, PLAN BCP42109, SECTION 24, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'7 x 11'7	Above	Primary Bedroom	17' x 11'11	Bsmt	Dining Room	10'3 x 9'5
Main	Living Room	14'11 x 14'6				Bsmt	Bedroom	11'7 x 9'5
Main	Dining Room	12'1 x 11'6	Above	Walk-In Closet	8'5 x 8'3	Bsmt	Flex Room	18'11 x 9'1
Main	Office	11' x 9'9	Above	Bedroom	11'5 x 9'9			
Main	Foyer	7'9 x 7'	Above	Bedroom	9'9 x 9'2			
Main	Pantry	3'2 x 2'	Above	Laundry	8'1 x 5'			
Main	Mud Room	6'6 x 5'4	Bsmt	Kitchen	10'1 x 9'1			
			Bsmt	Living Room	9'6 x 9'5			

Finished Floor (Main):	867 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	803 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	867 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	2,537 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,537 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Quality built Jewel of Yorkson South by Penta Homes w/AC. Turn key ready, meticulously kept 2537 sf 2 storey w/basmt. 3 bdrms up w/beautiful primary w/vaulted ceilings, 2 1/2 bthrm w/a den/office on the main. Bsmt features a 1 bdrm legal suite + another room for upstairs use. Main floor boasts a beautiful open layout w/tons of windows, so bright spacious lvg rm, dng rm, kitchen w/ss appliances, granite, large pantry, island, upgraded white cabinets w/glass inserts. Lots of outside lvg areas w/a fully fenced front, back & side yard on a big 3813 sf lot. Watch the children thru your kitchen window, then relax on your southern exposed 20x15 deck. So many updates to mention! Close to shopping, schools, TWU, golf courses, transit. Better than new with NO GST!