

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

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other,Vinyl,Wood	<b>Parking Access:</b>	Lane,Rear
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport
<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>	Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : '
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 1, PLAN BCP42109, SECTION 24, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,Garden,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Lane Access,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	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	Above	Walk-In Closet	8'5 x 8'3	Bsmt	Bedroom	11'7 x 9'5
Main	Dining Room	12'1 x 11'6	Above	Bedroom	11'5 x 9'9	Bsmt	Flex Room	18'11 x 9'1
Main	Office	11' x 9'9	Above	Bedroom	9'9 x 9'2			
Main	Foyer	7'9 x 7'	Above	Laundry	8'1 x 5'			
Main	Pantry	3'2 x 2'	Bsmt	Kitchen	10'1 x 9'1			
Main	Mud Room	6'6 x 5'4	Bsmt	Living Room	9'6 x 9'5			

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

Quality built Jewel of Yorkson South by Penta Homes w/AC. Turn key ready, meticulously kept 2537 sf 2 storey w/bsmt. 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!