

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 4	<b>Approx. Year Built:</b> 2004
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 4	<b>Age:</b> 20
<b>Lot Area:</b>	<b>Full Baths:</b> 3	<b>Zoning:</b> RM
<b>Flood Plain:</b>	<b>Half Baths:</b> 1	<b>Gross Taxes:</b> \$4,818.85
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 627.58	<b>For Tax Year:</b> 2023
<b>View:</b>		<b>P.I.D.:</b> 025-734-768

<b>Style of Home:</b> 2 Storey w/Bsmt.	<b>Parking:</b> Total: 2 - Covered: 2
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 2
<b>Exterior:</b> Fibre Cement Board,Mixed,Stone	<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 Strata
<b>Fuel/Heating:</b> Forced Air,Natural Gas	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Patio(s) & Deck(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Tile - Concrete	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Hardwood,Tile	<b>Fixtures Rmvd:</b> Yes

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** CAMBRIA

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

**Legal:** STRATA LOT 35, PLAN BCS291, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Garden,In Suite Laundry,Playground

**Site Influences:** Central Location,Gated Complex,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In,Vaulted Ceiling

**Bylaw Restrict:** Pets Allowed,Rentals Allowed

**Listing Broker(s):** Engel & Volkers Vancouver (Branch), Engel & Volkers Vancouver (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'6 x 6'0	Above	Bedroom	11'5 x 10'0
Main	Living Room	12'8 x 12'7	Above	Bedroom	11'3 x 10'4
Main	Dining Room	12'10 x 12'8	Above	Den	12'3 x 9'3
Main	Kitchen	14'3 x 11'3	Above	Laundry	7'0 x 7'0
Main	Eating Area	12'7 x 6'11	Below	Bedroom	13'0 x 9'8
Main	Family Room	12'7 x 6'11	Below	Office	12'0 x 10'0
Above	Primary Bedroom	14'8 x 12'7	Below	Recreation Room	21'9 x 11'8

<b>Finished Floor (Main):</b> 970 sqft	<b># Of Rooms:</b> 14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 1,146 sqft	<b># Of Kitchens:</b> 1	Main	2	No
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 3	Main	4	No
<b>Finished Floor (Bsmnt):</b> 926 sqft	<b>Suite:</b>	Above	4	Yes
<b>Finished Floor (Total):</b> 3,042 sqft	<b>Crawl/Bsmt Height:</b>	Below	3	No
<b>Unfinished Floor:</b> 0 sqft	<b>Basement:</b> Full,Fully Finished			
<b>Grand Total:</b> 3,042 sqft	<b>Beds In Bsmt:</b> 0 / 4			
	<b># Of Pets:</b>			

Luxury executive living at CAMBRIA. This four bedroom plus den home is in prime location at the back of the development. The main level features 9 ft ceilings with open concept living. Beautiful kitchen with large island, granite counters, maple cabinets and S/S appliances. Upgrades include hardwood flooring, rock fireplace and central vacuum. Large primary bedroom has vaulted ceilings, W/I closet, ensuite bathroom with soaker tub and separate shower. Fully finished one bedroom and den basement has sound proofing and three piece bathroom. South facing garden oasis backyard professionally landscaped with perennial plants, stone wall, iron fencing and spacious patio. Double garage with driveway. Great School catchment: Rosemary Heights Elem and Grandview Secondary. Wonderful neighbourhood!