

Depth/Size (ft):	13.73	Bedrooms:	5	Approx. Year Built:	2012
Frontage (ft):	45.00	Bathrooms:	4	Age:	12
Lot Area: (sq.ft.)	3,465.00	Full Baths:	3	Zoning:	RF12
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,170.19
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	027-362-159

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Summerfield

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

Legal: LOT 168, BLOCK 1N, PLAN BCP33476, SECTION 32, RANGE 1E, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Golf Course Nearby,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Security System,Smoke Alarm,Vacuum - Built In,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 13'7	Above	Primary Bedroom	15'8 x 15'7	Below	Bedroom	9'7 x 7'
Main	Kitchen	14'9 x 11'8	Above	Walk-In Closet	8'6 x 5'3	Below	Recreation Room	15'2 x 8'1
Main	Dining Room	9'5 x 9'3	Above	Bedroom	9'2 x 8'4	Below	Kitchen	15'2 x 8'1
Main	Nook	10'2 x 6'10	Above	Bedroom	9'7 x 7'7			
Main	Family Room	17'7 x 15'11	Above	Den	8' x 7'			
Main	Pantry	5' x 2'	Below	Storage	9' x 5'			
Main	Mud Room	9' x 5'	Below	Bedroom	9'2 x 8'4			

Finished Floor (Main):	1,032 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,032 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	3,096 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,096 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Beautiful custom home by Landstar Homes located in desirable Summerfield neighborhood in Pacific Douglas. Gorgeous design and layout with 10 ft ceiling on main floor with over 3000 sq ft of living space. Features gourmet kitchen, gas stove, granite, beautiful cabinets & pantry, extensive crown molding & millwork finishing, engineered hardwood floors throughout and low maintenance yard. Upgrades include Heat pump/air conditioning, outdoor sprinkler system, security system, sound system & tool cabinets in garage. Fully finished basement with legal suite & additional recrm or optional bedroom. Master bedroom features vaulted ceiling & ensuite with walk-in shower & jetted tub. Located minutes to highways, US border, Peace Arch Golf Course, beaches & restaurants. Call today!