

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1996
Frontage (ft):	49.30	Bathrooms:	3	Age:	28
Lot Area (sq.ft.):	6,588.00	Full Baths:	3	Zoning:	RS3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,015.68
Rear Yard Exp:	North	Maint. Fee:	265.00	For Tax Year:	2023
View:	Yes			P.I.D.:	023-415-231

Style of Home:	Rancher/Bungalow,Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : GREENERY
Mgmt. Company:	Homelife Advantage
Complex / Subdiv:	DOWNES ROAD ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 32, PLAN LMS2380, PART NW1/4, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE
Amenities:	In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security System,Vacuum - Built In
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 17'0	Main	Bedroom	9'11 x 12'2	Below	Laundry	8'7 x 5'9
Main	Kitchen	13'6 x 10'7	Main	Foyer	6'2 x 10'5	Below	Storage	9'9 x 11'6
Main	Eating Area	11'5 x 8'10	Below	Bedroom	12'7 x 13'4	Below	Utility	5'0 x 12'0
Main	Dining Room	12'6 x 12'3	Below	Bedroom	11'4 x 16'9			
Main	Family Room	13'3 x 12'6	Below	Den	12'9 x 13'11			
Main	Primary Bedroom	14'9 x 14'3	Below	Recreation Room	12'6 x 15'3			
Main	Walk-In Closet	8'6 x 5'5						

Finished Floor (Main):	1,677 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,664 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	3,341 sqft		Full,Fully			
Unfinished Floor:	0 sqft	Basement:	Finished,Separate			
Grand Total:	3,341 sqft		Entry			
		# or % of Rentals Allowed:	100			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the stunning resort like gated community of Downes Rd Estates! This rarely available Rancher w/ bsmt is 1 of only 3 of this style home & boasts 3341 sq ft ~ perfect extra space for multi generational living, and/or guests! Main flr offers a living rm w/ vaulted ceiling, formal dining rm & leads to the stunning white kitchen. Tons of cabinetry, high end S/S appliances, pantry, quartz & peninsula seating for 3. French doors off eating area leads to the upper covered deck looking out to your private yard & green space/nature. Primary retreat has a beautiful ensuite & walk-in custom closet. Head down to the full walk out bsmt to find a rec rm, den, 2 more bdrms, bthrm & tons of storage! A/C for those hot summer months! So many upgrades ~ Roof 3 yrs, boiler 1 yr, all bthrms & more!