

Depth/Size (ft):	44.64irreg	Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):	42.78	Bathrooms:	3	Age:	35
Lot Area: (sq.ft.)	7,506.00	Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,978.74
Rear Yard Exp:	Northwest			For Tax Year:	2023
View:	No			P.I.D.:	014-127-563

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Rosewood Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 32 SECTION 9 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 81527
Amenities:	Air Cond./Central
Site Influences:	Cul-de-Sac,Golf Course Nearby,Private Yard
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Greyfriars Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 17'3	Above	Primary Bedroom	15'7 x 18'9
Main	Dining Room	13' x 12'2	Above	Bedroom	10'5 x 10'7
Main	Kitchen	11'7 x 12'2	Above	Bedroom	9'8 x 9'9
Main	Eating Area	9'3 x 6'7	Above	Games Room	15'11 x 15'8
Main	Family Room	11'6 x 12'2			
Main	Den	9'5 x 10'6			
Main	Laundry	17'1 x 6'6			

Finished Floor (Main):	1,287 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,184 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,471 sqft	Crawl/Bsmt Height:	4'			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,471 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Location Location ! A beautiful home in a quiet family orientated neighbourhood. Exclusive Rosewood Park is only minutes to Sunrise Ridge, Latimer Road, Martha Currie Elementary School & Lord Tweedsmuir High School. This Classic 2 storey home features 2471 sq.ft. 3 Bedrooms, a games room, a Den and a Formal living and dining room. The spacious Kitchen, Eating Area and Family Room areas over look the nicely established private backyard with mature landscaping and a lovely 28 x 15 patio area. Roof 2010. Other features include Air conditioning, solid oak kitchen cabinets, a pantry, bayed breakfast nook, curved oak staircase, 2 gas Fireplaces, 5 pce Ensuite, walk in closet, over-sized Double Garage with lots of storage, located in a large quiet cul-de-sac.