

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,CltHwsh/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	Playroom	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:				

Nestled in the serene Rosewood Park neighborhood, this charming two-story home boasts 2471 sq.ft. of living space. With 3 bedrooms, a games room, den, and elegant formal living and dining areas, it offers ample room for family life. The kitchen, complete with solid oak cabinets and a bayed breakfast nook, overlooks the tranquil backyard, featuring mature landscaping and a spacious 28 x 15 patio perfect for outdoor gatherings. Additional highlights include air conditioning, two gas fireplaces, a luxurious 5-piece ensuite, and an oversized double garage with plenty of storage. Roof replaced in 2010. Located on a quiet cul-de-sac, it's just minutes away from Sunrise Ridge, Martha Currie Elementary, and Lord Tweedsmuir High School.