

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	3	Age:	4
Lot Area:		Full Baths:	2	Zoning:	R4
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$2,775.82
Rear Yard Exp:		Maint. Fee:	200.00	For Tax Year:	2023
View:	No			P.I.D.:	031-109-209

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Self Managed
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 16, PLAN EPS6075, SECTION 12, TOWNSHIP 4, RANGE 29, MERIDIAN W6, 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:	In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	15'11 x 17'	Main	Foyer	7'6 x 5'6
Main	Dining Room	10'6 x 13'3	Above	Bedroom	13'4 x 14'5
Main	Kitchen	10' x 13'3	Above	Recreation Room	14'6 x 14'5
Main	Primary Bedroom	14'6 x 14'9			
Main	Walk-In Closet	9'9 x 4'10			
Main	Den	14'7 x 8'			
Main	Laundry	6'4 x 5'6			

Finished Floor (Main):	1,500 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	486 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,986 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,986 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Luxury living in elegant 1986 sqft home in sought after Emerson Cove. Grand foyer has 11' ceilings and floor-to-ceiling stone faced gas fireplace in family room. Modern kitchen has white cabinetry to ceiling, stainless steel appliances, mounted lighting, quartz counters and spacious island. Main level offers master bedroom, spacious walk-in closet with custom organizers. Ensuite features shower, quartz double vanity and in-floor heating. Main floor den/office and powder room. Family room access unto your covered quiet patio with mountain view. Fully fenced backyard for privacy and safety. Upstairs is a large second bedroom with rec room and a 4-piece bathroom for family or guests. Crawl space provides more storage if needed. Double car garage and 20' driveway. Home is still under warranty