

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	4	<b>Age:</b>	3
<b>Lot Area: (sq.ft.)</b>	9,639.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,924.73
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	142.36	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-296-793

<b>Style of Home:</b>	Reverse 2 Storey w/Bsmt	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 14
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain, Valley, City
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Forest Homes
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 9, PLAN EPS4568, SECTION 9, TOWNSHIP 26, 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
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd, HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'4 x 13'4	Below	Bedroom	10'0 x 8'8
Main	Dining Room	13'11 x 10'8	Below	Walk-In Closet	3'11 x 9'7
Main	Living Room	12'11 x 14'7	Bsmt	Family Room	13'8 x 10'0
Main	Foyer	5'4 x 9'4	Bsmt	Dining Room	12'11 x 7'8
Main	Laundry	7'5 x 8'2	Bsmt	Kitchen	12'9 x 8'3
Below	Primary Bedroom	12'3 x 14'7	Bsmt	Bedroom	12'11 x 9'7
Below	Bedroom	11'6 x 10'0	Bsmt	Utility	9'8 x 3'1

<b>Finished Floor (Main):</b>	794 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	794 sqft	<b># Of Levels:</b>	3	Bsmt	4	No
<b>Finished Floor (Bsmt):</b>	753 sqft	<b>Suite:</b>	Legal Suite	Below	5	Yes
<b>Finished Floor (Total):</b>	2,341 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,341 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

This 2 year old home perfectly blends modern and west coast styles with sharp contours and warm cedar finishing. Entering the main floor leads you to a two-tone kitchen and large tiered island. 9' ceilings & plenty of windows maximize natural light & views in the living area complete with a feature wall, built-in speakers, and access to a covered balcony w/ gas bbq hook up. Downstairs boasts 10' ceilings and a master with direct access to a covered balcony and an ensuite complete with mosaic tile, frameless glass shower, standalone tub, his/hers sinks, and large WIC. Bottom floor offers a 1 bedroom legal suite w/ outdoor area. Outside features low maintenance landscaping, 3 covered balconies, and an entertaining area complete with a covered bar. Quiet area only minutes to shopping & Hwy 1.