

<b>Depth/Size (ft):</b>	152	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>	83.00	<b>Bathrooms:</b>	3	<b>Age:</b>	51
<b>Lot Area (sq.ft.):</b>	10,956.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RU-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,904.14
<b>Rear Yard Exp:</b>	West	<b>Maint. Fee:</b>	50.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-140-051

<b>Style of Home:</b>	2 Storey,Split Entry	<b>Parking:</b>	Total: 10 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 12
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	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>	Laminate,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Greenspace
<b>Mgmt. Company:</b>	Self-managed
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	STRATA LOT C, PLAN NWS154, PART SW1/4, SECTION 11, TOWNSHIP 10, 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 1
<b>Amenities:</b>	Air Cond./Central,Garden,Storage
<b>Site Influences:</b>	Greenbelt,Private Setting,Private Yard,Recreation Nearby,Rural Setting
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Free Stand F/P or Wdstove,Microwave,Storage Shed,Vacuum - Built In,Wine Cooler
<b>Bylaw Restrict:</b>	Pets Allowed
<b>Listing Broker(s):</b>	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 12'10	Below	Bedroom	14'3 x 6'6	Above	Storage	9'8 x 5'9
Main	Dining Room	9'0 x 11'9	Below	Bedroom	9'5 x 9'3			
Main	Kitchen	13'3 x 12'5	Below	Laundry	5'6 x 6'3			
Main	Primary Bedroom	11'7 x 23'7	Below	Storage	6'5 x 8'8			
Main	Bedroom	9'9 x 9'7	Above	Recreation Room	15'5 x 15'10			
Main	Foyer	6'5 x 3'8	Above	Bar Room	10'11 x 5'6			
Below	Family Room	16'8 x 13'3	Above	Storage	15'5 x 9'3			

<b>Finished Floor (Main):</b>	1,173 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	848 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Finished Floor (Total):</b>	2,021 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,021 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

SPECTACULAR HOME AND OUTBUILDING! STUNNING 4 bdrm 3 full bath home! Meticulously maintained and located on a 1/4 acre lot! Upstairs you'll find a gorgeous open concept living area. Beautiful renos throughout, bright kitchen, tons of counter and storage space, S/S appliances, TWO ovens, and a large island with 'hide-away' fan induction stove, custom built dinette. Outdoor living space has huge deck, lower patio, fully landscaped backyard, room for your RV/TOYS, overlooking 1 acre of shared green space and SPECTACULAR sunsets! Downstairs, a bright & spacious family room perfect for movie nights, working out, or to play! The heated outbuilding shop/garage (16X30) has amazing wet bar/games/party room to host friends/family! SO many features,superior craftsmanship throughout!