

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	4	Age:	16
Lot Area: (sq.ft.)	4,220.00	Full Baths:	3	Zoning:	UC372
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,131.60
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	026-863-430

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Storm Sewer

Legal: LOT 5, PLAN BCP26897, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Playground

Site Influences: Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Refrigerator

Bylaw Restrict:

Listing Broker(s): RE/MAX Blueprint Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 14'2	Main	Patio	19'2 x 8'2	Below	Storage	3'4 x 7'3
Main	Foyer	5'6 x 11'5	Above	Bedroom	11'9 x 10'7	Below	Utility	6'3 x 4'5
Main	Dining Room	13'3 x 8'0	Above	Bedroom	10'6 x 11'7	Bsmt	Living Room	11'4 x 14'2
Main	Kitchen	9'3 x 14'4	Above	Bedroom	10'6 x 11'9	Bsmt	Dining Room	6'1 x 14'3
Main	Eating Area	9'3 x 14'5	Above	Primary Bedroom	18'6 x 14'5	Bsmt	Kitchen	7'0 x 11'7
Main	Family Room	16'9 x 11'9	Above	Walk-In Closet	5'6 x 6'0	Bsmt	Den	15'3 x 6'3
Main	Laundry	5'7 x 11'0	Below	Recreation Room	15'6 x 16'8	Bsmt	Bedroom	11'6 x 9'3

Finished Floor (Main):	1,185 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,190 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	3	No
Finished Floor (Bsmt):	1,162 sqft	Suite:	Unauthorized Suite	Above	3	No
Finished Floor (Total):	3,537 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,537 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Beautiful 3 level family home in great neighborhood which is located near schools, parks, recreation and few minute drive to shopping Centre. The main floor features the large living room, dining area for family and friends get together. Kitchen has granite countertops with wood cabinets and huge family room which opens up to back deck which features the park with walking trails and fresh air. Above floor has 4 bedrooms and 2 full bathrooms. The Primary bedrooms is massive with soaker tub, shower and walk in closet. Lots of storage in house. Lower floor has den area/media room/office you can use the area according to your requirement. Basement has 1 bedroom plus den. Upgrades include: 2022 All New Appliances, New paint, All New chandlers, Led lights and upstairs renovated washroom.