

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	4	Age:	10
Lot Area:		Full Baths:	3	Zoning:	R1-B
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,245.89
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	029-272-688

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Front
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:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Valley & Mountain Views
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT A, PLAN EPS1939, SECTION 5, 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
Amenities:	Air Cond./Central, In Suite Laundry, Storage
Site Influences:	Private Setting, Private Yard, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'10 x 8'0	Above	Bedroom	12'7 x 10'0
Main	Kitchen	12'6 x 10'0	Above	Bedroom	11'7 x 10'5
Main	Dining Room	13'1 x 8'4	Above	Laundry	6'3 x 5'8
Main	Living Room	14'1 x 17'9	Below	Family Room	13'11 x 17'11
Main	Solarium	12'7 x 11'5	Below	Bedroom	11'11 x 9'9
Above	Primary Bedroom	13'11 x 12'11	Below	Utility	12'0 x 12'0
Above	Walk-In Closet	6'4 x 7'5			

Finished Floor (Main):	834 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	939 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	675 sqft	# Of Levels:	3	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Above	4	No
Finished Floor (Total):	2,448 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished, Separate Entry			
Grand Total:	2,448 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes			

Unobstructed views of the valley floor and mountains that surround it. You will fall in love with this 2400+sqft, 4 bdrm, 4 bath, 1/2 duplex. This home offers an open concept kitchen, living & dining area, with a wall of windows to take in the view, but wait there's more! a 12'7 x 11'5 glass solarium to capture the view year-round. Nestle in your living room with your cozy gas fireplace on one side & the twinkle of the cityscape on the other. The large master retreat offers the best views in the home, a large walk-in closet, ensuite w/quartz counters, double sinks, full-size shower with quartz bench, & a separate soaker tub. This home is designed in a way, that making a 1 bdrm bsmt suite would be as easy as adding a kitchen. Artificial turf in the back yard makes landscaping a dream.