

Depth/Size (ft):	91.0	Bedrooms:	3	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	3	Age:	14
Lot Area: (sq.ft.)	4,167.00	Full Baths:	2	Zoning:	RS8
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$5,139.30
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	027-582-876

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	VICTORY SOUTH
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	027-582-876 STRATA LOT 2, PLAN BCS2983, DISTRICT LOT 116, GROUP 2, 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:	None
Site Influences:	Cul-de-Sac,Marina Nearby,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
Bylaw Restrict:	Rentals Allowed
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'10 x 12'5	Abv Main 2	Bedroom	13'3 x 10'3
Main	Dining Room	10'10 x 9'3	Abv Main 2	Walk-In Closet	10'10 x 4'
Main	Kitchen	9'11 x 13'10	Main	Foyer	8'1 x 5'6
Main	Family Room	17' x 11'11	Main	Laundry	5'10 x 7'5
Main	Eating Area	9'8 x 16'10			
Abv Main 2	Primary Bedroom	14'1 x 15'3			
Abv Main 2	Bedroom	13'7 x 11'11			

Finished Floor (Main):	1,069 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	947 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,016 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,016 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Charm, Comfort, Style and Location is all captivated in this Deluxe, Quality custom built Home! Grande Formal living room and dining room with engineered hardwood floors and gas fireplace. Absolutely stunning kitchen with granite countertops & beautiful cabinetry, Stainless Steel appliances. Bright & sunny eating area and family room, all with 9ft ceilings! Upstairs features a big primary bdrm with 4 pce ensuite and walk in closet. 2 other good size bdrms with "Jack & Jill bath". Updated mechanical. So much curb appeal, south facing back yard has a beautiful deck with built in gas fireplace for entertaining. Adorable shed is insulated & has power, perfect for office or studio! Walking distance to Hawthorne or Nielsen Grove Elementary, Village shops, Lions Park & Boat Launch.