

Depth/Size (ft):	87	Bedrooms:	4	Approx. Year Built:	2022
Frontage (ft):	44.00	Bathrooms:	3	Age:	2
Lot Area: (sq.ft.)	3,893.00	Full Baths:	3	Zoning:	R5
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,121.94
Rear Yard Exp:	South	Maint. Fee:	82.00	For Tax Year:	2023
View:	Yes			P.I.D.:	031-432-221

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	9
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	No
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 : Mountains
Mgmt. Company:	Homelife
Complex / Subdiv:	Cifrek Place
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 1, PLAN EPS7568, DISTRICT LOT 19, GROUP 1, YALE DIV OF YALE 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
Site Influences:	Central Location,Recreation Nearby
Features:	Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Refrigerator,Security - Roughed In,Stove
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'1 x 11'9	Main	Walk-In Closet	12'7 x 3'11	Bsmt	Living Room	15'1 x 7'8
Main	Dining Room	11'5 x 11'8	Bsmt	Foyer	5'6 x 6'10	Bsmt	Bedroom	12'7 x 11'8
Main	Living Room	15'1 x 15'8	Bsmt	Laundry	7'6 x 5'5	Bsmt	Pantry	5' x 3'
Main	Pantry	5' x 2'	Bsmt	Utility	8'5 x 5'5	Bsmt	Laundry	3' x 5'
Main	Primary Bedroom	12'7 x 12'1	Bsmt	Storage	3'7 x 5'5			
Main	Bedroom	9'2 x 10'3	Bsmt	Kitchen	11'3 x 7'10			
Main	Bedroom	12'7 x 9'1						

Finished Floor (Main):	1,222 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	Yes
Finished Floor (Below):	869 sqft	# Of Levels:	2	Main	5	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Finished Floor (Total):	2,091 sqft		Full,Fully			
Unfinished Floor:	0 sqft	Basement:	Finished,Separate			
Grand Total:	2,091 sqft	# or % of Rentals Allowed:	Entry			
		# of Pets:	1 - Cats: Yes, Dogs: Yes			

Legal suite. 3 bdrm, 2 bath home, with an additional legal, one-bdrm suite downstairs. Big windows looking right out at Mt Cheam. No neighbors directly behind. Large south-facing patio doors, covered back patio deck, and stairs into the fenced backyard. 6 appliances, window coverings, and heat pump, a/c. Extra parking for the suite is right on the street, adjacent to the backyard fence. Suite has 6 appliances, big kitchen, pantry, 4 closets for ample storage, separate utility meter and many windows allow natural light into the unit. Extra insulation and soundbar between the two units, for extra sound-proofing. A door between the suites also allows this home to be used as a 4-bedroom, 3 bathroom home. Lots of storage room, with closets under the stairs and at the front of the garage.