

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	4	Age:	14
Lot Area (sq.ft.):	3,221.00	Full Baths:	3	Zoning:	R3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,813.75
Rear Yard Exp:				For Tax Year:	2022
View:	No			P.I.D.:	027-271-081

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	Add. Parking Avail.,DetachedGrge/Carport
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),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 22, PLAN BCP33222, DISTRICT LOT 404, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Lane Access,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener.Hot Tub Spa/Swirlpool,Pantry,Security System,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8' x 13'5'	Below	Bedroom	9'7' x 8'7'
Main	Kitchen	10' x 15'9'	Above	Primary Bedroom	12'10 x 14'3'
Main	Dining Room	13'11 x 11'6'	Above	Bedroom	10'11 x 10'10
Main	Office	10'3' x 11'4'	Above	Bedroom	10'1' x 12'6'
Bsmt	Kitchen	8'7' x 10'7'	Above	Family Room	10'2' x 10'4'
Bsmt	Eating Area	10'1 x 9'			
Below	Bedroom	9'7' x 10'7'			

Finished Floor (Main):	1,009 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,026 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,001 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,036 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,036 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Gorgeous family home with an insane detached Garage! Walking distance to year round Kanaka Creek, lots of trails and fantastic park nearby. Home tastefully updated with vinyl flooring, granite island, SS appliances & gas fireplace. Enjoy your coffee outside in your easy care yard with an expansive deck and an amazing hot tub to relax. Inside more than you need with 3 beds & den up, Open floorplan on main with 9' ceilings and an office. Downstairs is an additional 2 bedroom, living room w/separate entrance. Built by award winning Falcon Homes.