

Depth/Size (ft):	92	Bedrooms:	5	Approx. Year Built:	2010
Frontage (ft):	30.00	Bathrooms:	4	Age:	14
Lot Area: (sq.ft.)	2,603.00	Full Baths:	3	Zoning:	RF-9
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,620.32
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	027-241-629

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 56, SECTION 32, BLOCK 1, NORTH RANGE 1 EAST NWD PLAN BCP32630

Amenities:

Site Influences: Lane Access

Features: Air Conditioning,Dishwasher,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'5 x 10'11	Above	Bedroom	13'4 x 10'5	Bsmt	Recreation Room	19'9 x 12'7
Main	Family Room	13'10 x 12'5	Above	Bedroom	10' x 10'11			
Main	Kitchen	9' x 15'	Above	Laundry	6' x 4'11			
Main	Living Room	12'5 x 12'3	Bsmt	Bedroom	11'3 x 10'			
Main	Family Room	0' x 0'	Bsmt	Bedroom	10'2 x 8'5			
Above	Primary Bedroom	14'8 x 12'						

Finished Floor (Main):	893 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	876 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	834 sqft	# Of Levels:	3	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	No
Finished Floor (Total):	2,603 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,603 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

New Price!!! Beautiful family home in a great family area. Summerfield subdivision. 5 bedrooms total, 3 up, 2 in fully finished basement. Close to schools and parks. Open, bright design built by Coast 49. Former show home so all the bells and whistles. Recently painted interior rooms. Primary bedroom with vaulted ceilings and separate soaker tub and shower in ensuite. Separate double garage with rear lane access. Back yard is mostly finished as a beautiful big wood deck area. Air conditioning and gas fireplaces serviced in 2022; laundry upstairs with new washing machine; underground outdoor sprinklers; natural gas for BBQ; Zoning allows for secondary suite. Basement was finished anticipating 2 bdrm suite. Walk to golf course, elementary school and playgrounds.