

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2018
Frontage (ft):	35.00	Bathrooms:	4	Age:	6
Lot Area: (sq.ft.)	3,391.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,344.63
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	029-931-321

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 7, PLAN EPP60509, SECTION 28, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 5'	Above	Bedroom	11'6 x 10'2	Bsmt	Storage	7'10 x 12'5
Main	Office	9'6 x 9'6	Above	Bedroom	11'8 x 14'7			
Main	Living Room	14'7 x 16'3	Above	Bedroom	11' x 10'4			
Main	Kitchen	11'3 x 12'10	Bsmt	Living Room	15'4 x 14'11			
Main	Dining Room	12'5 x 10'5	Bsmt	Kitchen	15'10 x 8'6			
Above	Primary Bedroom	16'2 x 12'8	Bsmt	Bedroom	9'7 x 12'7			
Above	Walk-In Closet	9'3 x 4'11	Bsmt	Utility	16'1 x 7'8			

Finished Floor (Main):	966 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,132 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	966 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Above	5	Yes
Finished Floor (Total):	3,064 sqft	Crawl/Bsmt Height:		Bsmt	5	No
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	3,064 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Stunning 6 year young home in great family neighbourhood of Cedarbrook South close to parks and Alouette Lake. This 5 bedroom, 4 bath home is beautifully decorated and completely move in ready. The main floor offers soaring high ceilings, open concept kitchen dining and living plus a perfect home office/gym. From the main floor you can step out into your greenbelt facing backyard with spacious patio plus custom garden beds and mini greenhouse! Upstairs you will find 4 large bedrooms, including the gorgeous master with vaulted ceilings, walk in closet and 5 pc ensuite. Laundry is also conveniently located upstairs. Bright and spacious fully finished basement with separate laundry, zoned for TRU suite. All located on a quiet cul de sac and steps to great hiking trails. Don't miss it!