

<b>Depth/Size (ft):</b>	97	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>	45.00	<b>Bathrooms:</b>	4	<b>Age:</b>	16
<b>Lot Area: (sq.ft.)</b>	4,232.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-CL
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,341.28
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	026-671-468

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 62, PLAN BCP23659, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICTPID: 026-671-468
<b>Amenities:</b>	
<b>Site Influences:</b>	Cul-de-Sac
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'8 x 11'7	Above	Bedroom	11'6 x 11'2	Bsmt	Bedroom	13'1 x 12'4
Main	Eating Area	14'8 x 11'1	Above	Bedroom	11'3 x 10'10	Bsmt	Bedroom	11'5 x 10'5
Main	Family Room	18'3 x 13'11	Above	Bedroom	11'3 x 10'10	Bsmt	Storage	12'2 x 6'3
Main	Office	11'4 x 11'2	Bsmt	Recreation Room	21'7 x 14'5			
Above	Primary Bedroom	17'11 x 12'10	Bsmt	Gym	10'3 x 7'6			

<b>Finished Floor (Main):</b>	1,265 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,246 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	1,261 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	5	No
<b>Finished Floor (Total):</b>	3,772 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	3,772 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Willoughby Heights! This Stunning family home looks like a showhome! Enjoy a chef-inspired kitchen with granite counters, stainless appliances, island with eating bar + a walk-in pantry. Enjoy family meals in the oversized eating area, and relaxing in the elegant family room with a gas fireplace, vaulted ceiling and wall of windows. Down the hall is a convenient den that can double as a bedroom. Upstairs are 4 large bedrooms, with the Primary boasting a spa like ensuite, a walk in closet and vaulted ceilings. The finished basement with separate entry features a huge rec room, 2 bedrooms + flex space, and is an easy suite conversion. Extras include 10' ceilings, beautiful crown moldings, central AC, new paint outside, RV parking plus more. Call Now!