

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2003
Frontage (ft):	77.00	Bathrooms:	3	Age:	21
Lot Area: (sq.ft.)	11,163.00	Full Baths:	3	Zoning:	RS3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,143.86
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	025-403-532

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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:	Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 1, PLAN LMP53675, SECTION 14, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central

Site Influences: Cul-de-Sac,Private Yard,Recreation Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Security - Roughed In,Sprinkler - Inground,Vacuum - Built In,Wet Bar

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty, RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 15'	Bsmt	Bedroom	14'6 x 9'6	Bsmt	Laundry	8' x 12'
Main	Dining Room	14' x 10'	Bsmt	Bedroom	16' x 9'6			
Main	Kitchen	15'6 x 14'	Bsmt	Recreation Room	20' x 14'6			
Main	Family Room	20' x 12'6	Bsmt	Family Room	16' x 20'			
Main	Primary Bedroom	15' x 12'6	Bsmt	Games Room	18' x 14'9			
Main	Bedroom	10' x 12'	Bsmt	Wine Room	18' x 7'			
Main	Bedroom	10' x 12'	Bsmt	Media Room	16' x 18'			

Finished Floor (Main):	1,867 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	1,867 sqft	Suite:		Bsmt	3	No
Finished Floor (Total):	3,734 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,734 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Location! Location! And the best house in the best area! 5 bedrooms total. Fabulous friendly open floor plan just ready to move into. Concrete fireplace with ample heat for the main floor. Master suite has shower with double faucets / heated floors in the ensuite and laundry area. Lower level has enough room for a grand piano and pool table plus 2 bedrooms. There is an outside entrance leading to a park like backyard with lit walkways. This fabulous home is situated at the end of a cul de sac and sides onto protected green space. Oversized double garage (22x24) with built in cupboards. Loads of outside parking for 6 vehicles and just a few blocks to all levels of highly rated schools.