

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1977
<b>Frontage (ft):</b>	57.80	<b>Bathrooms:</b>	3	<b>Age:</b>	47
<b>Lot Area (sq.ft.):</b>	7,124.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,443.78
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	004-114-850

<b>Style of Home:</b>	2 Storey,Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Other	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	Yes

**View:** Yes : mountain

**Mgmt. Company:**

**Complex / Subdiv:** Sunshine Hills

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

**Legal:** LOT 85, PLAN NWP50545, SECTION 14, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Garden,In Suite Laundry,Storage

**Site Influences:** Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby,Treed

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'5 x 10'7	Main	Laundry	10'7 x 3'8
Main	Dining Room	16'4 x 9'7	Above	Bedroom	16'7 x 10'11
Main	Living Room	27'4 x 16'2	Above	Bedroom	14'4 x 6'10
Main	Family Room	19'4 x 12'2	Above	Bedroom	12'9 x 9'5
Main	Foyer	11'3 x 3'8			
Main	Primary Bedroom	14'4 x 13'9			
Main	Bedroom	15'9 x 8'10			

<b>Finished Floor (Main):</b>	1,735 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	739 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	2,474 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,474 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Spotless beauty on a huge 7124 sf lot. Almost 2500sf 2 storey. Primary bdrm on the main. Unique layout. Upstairs features 3 bdrms & 1 full bthrm, the main floor has an enclosed porch leading to your vaulted ceiling living room w/gas fp. Large kitchen with massive island, ss appliances, granite countertops, dng rm, a large family room leading to your fully fenced entertainers dream backyard. A laundry room/mud room for side entrance. Your primary bedrm w/4 piece ensuite w/heated floors & walk thru closet. Another bedroom, powder room. Tons of updates! 3 year old roof, gas bbq outlet, side parking for your RV and toys. Beautiful turn key ready home for your family to grow. Close to amenities, great schools and nature trails! Transit and main roadways close by.