

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	3	Age:	19
Lot Area: (sq.ft.)	3,057.00	Full Baths:	2	Zoning:	CD-1
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$5,043.20
Rear Yard Exp:				For Tax Year:	2021
View:				P.I.D.:	026-050-218

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Lane
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:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas

Legal: LOT 4, PLAN BCP13012, DISTRICT LOT 254, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby

Features: Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Oven - Built In,Range Top,Refrigerator,Wine Cooler

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'10 x 3'10	Above	Walk-In Closet	7'11 x 5'9
Main	Living Room	14'4 x 13'8	Above	Bedroom	10'8 x 13'3
Main	Dining Room	12'2 x 11'4	Above	Walk-In Closet	5'6 x 4'0
Main	Kitchen	10'7 x 14'1	Above	Bedroom	12'1 x 12'6
Main	Family Room	12'6 x 14'8	Above	Walk-In Closet	4'9 x 4'0
Main	Laundry	8'7 x 6'8	Above	Nook	12'6 x 9'9
Above	Primary Bedroom	15'3 x 14'2			

Finished Floor (Main):	1,066 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	992 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,058 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,058 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

This fully updated stunning DETACHED family home offers 2058 sq ft w/ 3 bed/2.5 bath located across from Osprey Village. Bright South facing living room w/ gas fireplace & formal dining room. Open concept eat-in kitchen w/ new cabinets, quartz countertops, tile backsplash & upgraded S/S appliances, Bosch gas cooktop, built in oven and microwave. Large island w/ tons of storage! New laminate on main level. Adjoining family room has sliding door to large new composite deck. Upstairs landing perfect spot for desk/office. 3 bedrooms upstairs including the large primary suite w/ walk-in closet & 5pce ensuite. Main level laundry/mudroom w/ separate entrance & access to the detached 2 car garage. Walking distance to coffee shop, daycare and trails.