

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>	39.37	<b>Bathrooms:</b>	4	<b>Age:</b>	18
<b>Lot Area (sq.ft.):</b>	12,089.08	<b>Full Baths:</b>	3	<b>Zoning:</b>	CD398
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,466.89
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-630-575

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	

**View:** Yes : Greenspace

**Mgmt. Company:**

**Complex / Subdiv:** Silver Ridge

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

**Legal:** LOT 45 SECTION 32 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN BCP22734

**Amenities:** Air Cond./Central,Garden,In Suite Laundry,Storage

**Site Influences:** Greenbelt,Private Setting,Private Yard

**Features:** Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Dishwasher,Intercom,Microwave,Pantry,Security - Roughed In,Sprinkler - Inground,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 13'3	Main	Pantry	4'3 x 4'7	Bsmt	Bedroom	13'9 x 13'5
Main	Dining Room	13' x 13'7	Above	Primary Bedroom	16'0 x 12'10	Bsmt	Living Room	12'5 x 15'3
Main	Foyer	6'9 x 5'6	Above	Walk-In Closet	10'4 x 4'10	Bsmt	Family Room	1' x 1'
Main	Family Room	15'3 x 12'11	Above	Bedroom	9'9 x 11'8	Bsmt	Dining Room	11'4 x 15'3
Main	Kitchen	11'6 x 15'5	Above	Bedroom	16'0 x 9'1	Bsmt	Other	9'3 x 15'4
Main	Eating Area	11'4 x 6'2	Above	Bedroom	9'2 x 13'8	Bsmt	Storage	17'8 x 7'10
Main	Laundry	8'9 x 8'10	Bsmt	Gym	12'4 x 13'7	Bsmt	Family Room	18'1 x 12'10

<b>Finished Floor (Main):</b>	1,378 sqft	<b># Of Rooms:</b>	21	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,170 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,736 sqft	<b>Suite:</b>		Above	4	No
<b>Finished Floor (Total):</b>	4,284 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	4,284 sqft	<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

Welcome to this custom built Silver Ridge family dream home! Located on a quiet street backed by pristine greenspace this Whistler-inspired gem offers quality and extras throughout! Two levels PLUS basement boast enough room for your extended family! Upstairs has 4 bedrooms including primary bedroom with 5 piece ensuite and oversized W/I closet, downstairs offers a 5th or 6th bedroom, full bath and separate walk out entrance. Hardwood flooring, entertainers dream kitchen, AC, fire sprinkler system, oversized windows overlooking greenspace, custom built-in cabinetry and MORE! Enjoy sounds of nature in an over 12,000 sf lot featuring front yard with artificial turf and rocked rimmed garden, parklike fenced backyard with lighting, pond, lawn sprinkler, and 2 storage sheds. Call today!