

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	2021
Frontage (ft):	28.08	Bathrooms:	6	Age:	3
Lot Area: (sq.ft.)	6,770.00	Full Baths:	5	Zoning:	R558
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	025-636-332

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : MOUNT BAKER VIEWS

Mgmt. Company:

Complex / Subdiv: CENTENIAL PARK

Services Connected: Community,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 3, PLAN BCP4947, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Garden

Site Influences: Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Microwave,Vacuum - Roughed In

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Family Room	23'6 x 14'4	Above	Walk-In Closet	8'2 x 4'10	Below	Bedroom	10'8 x 10'10
Above	Dining Room	12'5 x 11'7	Below	Flex Room	10'8 x 13'	Below	Bedroom	11'2 x 11'3
Above	Kitchen	12'5 x 10'11	Below	Foyer	10'5 x 6'9			
Above	Bedroom	10'8 x 11'	Below	Kitchen	13'4 x 11'10			
Above	Bedroom	12'3 x 11'10	Below	Bedroom	9'8 x 9'5			
Above	Bedroom	10'10 x 9'9	Below	Living Room	16'1 x 11'9			
Above	Primary Bedroom	16'1 x 13'5	Below	Kitchen	7'0 x 7'5			

Finished Floor (Main):	1,611 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,850 sqft	# Of Kitchens:	3	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	3	Yes
Finished Floor (Total):	3,461 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Below	3	No
Grand Total:	3,461 sqft	Beds In Bsmt:	0 / 7	Bsmt	3	No
		# Of Pets:				

Resting on a serene cul-de-sac near Centennial Park, mere minutes from Downtown Mission, this 3 year old charming home offers nearly 3500 SF of modern open-concept living. With 7 Beds plus a substantial flex space, which ensures ample room for all. The main floor boasts lofty 10ft ceilings, a spacious kitchen with abundant cabinetry, a gas range, & a large island seamlessly connecting to the family room as well as four generous bedrooms, including a primary suite with a view of the private backyard. Downstairs offers a vast flex space with a powder room, an elegant foyer, & access to a double-car garage with 4 additional parking outside. This home also features 2 rental suites with separate entries. Central AC throughout. Perfect Family Home!