

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2021
Frontage (ft):	37.00	Bathrooms:	4	Age:	3
Lot Area: (sq.ft.)	3,435.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,053.75
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	030-878-250

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl,Wood	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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: ROSLYN RIDGE

Services Connected: Community

Legal: LOT 11 DISTRICT LOT 402 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP89428

Amenities:

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 5'9	Above	Bedroom	12'7 x 10'8	Bsmt	Bedroom	11'2 x 10'2
Main	Family Room	27'5 x 12'5	Above	Bedroom	11'8 x 10'9			
Main	Living Room	19'4 x 17'10	Above	Primary Bedroom	27'5 x 16'1			
Main	Kitchen	14'7 x 9'7	Above	Walk-In Closet	7' x 5'9			
Main	Dining Room	17'2 x 10'4	Bsmt	Family Room	19' x 14'7			
Above	Laundry	7'4 x 6'3	Bsmt	Office	15'7 x 11'1			

Finished Floor (Main):	1,243 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,234 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	875 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	3,352 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,352 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Location Location! This meticulously maintained 3352sqft, 4 bedroom, 4 bathroom, 2 story with walkout basement home is located in a desirable family friendly neighborhood. Built by Morningstar, this home offers a bright, open floor plan that maximizes space and creates a seamless flow throughout. Gourmet kitchen, is a culinary enthusiast's delight. Equipped with higher-end appliances, ample storage, and sleek countertops, it offers both style and functionality. Oversized primary bedroom complete with soaring vaulted ceilings and a spa inspired ensuite. Sun soaked, backyard oasis backing on to a small park. Separate entrance to the basement. Loads of storage, air conditioned home. Steps away from schools, parks, trails and close to all amenities and entertainment options.