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|--------------------|----------|-------------|---|---------------------|-------------|
| 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 |

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|------------------|---------------------------|------------------|-----------------------|
| 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 |

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|---------------------|--|
| 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 | | | |

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|-------------------------|------------|--------------------|----------------|----------------|-------------|----------|
| 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.