

Depth/Size (ft):	irregular	Bedrooms:	5	Approx. Year Built:	1993
Frontage (ft):	38.00	Bathrooms:	4	Age:	31
Lot Area: (sq.ft.)	8,537.00	Full Baths:	3	Zoning:	R-1C
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,617.82
Rear Yard Exp:	Southwest			For Tax Year:	2023
View:	No			P.I.D.:	017-854-679

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	FOREST HILLS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 104, PLAN LMP5437, SECTION 25, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 17'8	Main	Foyer	8'9 x 8'11	Above	Bedroom	10'7 x 10'0
Main	Kitchen	8'0 x 14'2	Above	Primary Bedroom	18'8 x 15'5	Above	Walk-In Closet	5'4 x 4'10
Main	Eating Area	9'8 x 14'2	Above	Walk-In Closet	11'7 x 4'7	Below	Games Room	31'9 x 16'4
Main	Dining Room	14'2 x 9'11	Above	Bedroom	12'6 x 13'7	Below	Bedroom	12'1 x 17'4
Main	Family Room	15'10 x 17'0	Above	Bedroom	11'0 x 11'3	Below	Walk-In Closet	9'6 x 3'11
Main	Den	9'11 x 11'10	Above	Walk-In Closet	5'4 x 4'9	Below	Storage	12'8 x 8'11
Main	Laundry	8'2 x 9'1						

Finished Floor (Main):	1,471 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,281 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,200 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,952 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	271 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	4,223 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Desirable Forest Hills welcomes you to this 4223 sq ft 2 storey w/ bsmt home located on a 8537 sq ft cul de sac lot with room for everyone! Main flr inc formal living/dining rm & leads to the huge open plan kitchen w/loads of cabinetry, sun solarium overhead windows & family rm w/ gas fireplace.The gorgeous fully fenced private yard is nestled in nature & has a massive party sized deck & powered shed! Den on the main has 2 way fireplace & the laundry/mud rm off the garage & 2 pc powder rm are convenient ! Up boasts 4 bdrms w/ primary offering a walk in closet & 5 pc ensuite. Bsmt has rec rm, bdrm, tons of storage, suite potential & separate entrance. Parking is no problem~ double garage & driveway parking for 6! This home is perfect for the family, & in the Alex Hope Elementary catchment.