

Depth/Size (ft):	79	Bedrooms:	5	Approx. Year Built:	2005
Frontage (ft):	44.00	Bathrooms:	4	Age:	19
Lot Area: (sq.ft.)	3,541.00	Full Baths:	3	Zoning:	R-CL
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,011.24
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	025-890-000

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,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:	Hardwood,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	Routley
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 21 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DSITRICT PLAN BCP10018
Amenities:	In Suite Laundry,Swirlpool/Hot Tub
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Vacuum - Built In,Vaulted Ceiling,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'11 x 7'6	Main	Patio	21'7 x 10'5	Bsmt	Bedroom	14'4 x 11'2
Main	Office	10'1 x 11'8	Main	Patio	13'1 x 16'3	Bsmt	Storage	9'8 x 7'4
Main	Living Room	16'7 x 14'7	Above	Primary Bedroom	16'6 x 12'11	Bsmt	Family Room	16'5 x 14'7
Main	Kitchen	10'9 x 14'4	Above	Walk-In Closet	6'10 x 8'5	Bsmt	Recreation Room	15'5 x 21'8
Main	Dining Room	16'2 x 14'2	Above	Bedroom	10'1 x 11'8			
Main	Laundry	10'9 x 6'5	Above	Bedroom	11'1 x 12'10			
Main	Patio	15'9 x 6'10	Above	Bedroom	11'0 x 10'0			

Finished Floor (Main):	1,166 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,187 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,134 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	3,487 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,487 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Routley presents: Spacious and well kept 5 Bed 4 Bath home. Main floor features office, large living room with vaulted ceilings and cozy fireplace, separate laundry room and oversized windows looking out onto your private patio and hot tub! Renovated kitchen boasts quartz counters, s/s appliances, soft close white cabinets, undermount lighting and island for storage and extra seating. Upstairs you will find primary suite with vaulted ceiling, walk in closet and 5pc ensuite. 3 Other large bedrooms upstairs (2 with vaulted ceilings and window benches), and an additional 4 pc washroom. Downstairs boasts a fully finished basement with separate entry, bedroom, bathroom and recreation room! Perfect for in-laws or extra living space. Located on quiet street and close to parks, shopping and more!