

<b>Depth/Size (ft):</b>	120	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2002
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	4	<b>Age:</b>	22
<b>Lot Area: (sq.ft.)</b>	7,200.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1C
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,766.49
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	025-181-025

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	COUNTRY CROSSING
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 3, PLAN LMP51642, PART SW1/4, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Microwave,Oven - Built In,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 15'1	Above	Primary Bedroom	11'11 x 17'3	Below	Living Room	20'1 x 25'3
Main	Kitchen	8'9 x 22'4	Above	Walk-In Closet	9'4 x 6'2	Below	Dining Room	12'9 x 14'5
Main	Eating Area	10'0 x 13'7	Above	Bedroom	12'4 x 10'11	Below	Kitchen	13'1 x 14'1
Main	Dining Room	12'2 x 17'4	Above	Bedroom	10'8 x 10'2	Below	Bedroom	13'11 x 12'4
Main	Bedroom	8'10 x 15'1	Above	Bedroom	10'2 x 13'7	Below	Storage	7'8 x 10'0
Main	Foyer	7'11 x 12'3	Above	Laundry	6'8 x 6'2			

<b>Finished Floor (Main):</b>	1,407 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,205 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,384 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	No
<b>Finished Floor (Total):</b>	3,996 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,996 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

The "everything you could want & need" home! W/ almost 4000 sq ft., 6 bdrms, 4 bthrms & a brand new 1 bdrm suite all on a 7200 sq ft private lot. Stunning updated kitchen w/ wrap around island & tons of cabinetry. Cook in style & luxury! Fantastic appliances include a high end Fulgor Milano gas range. Main flr offers a den/bdrm, a 2 pc powder rm & huge dining space for entertaining. Step out to the covered patio to grill & enjoy a hot tub in your completely private yard. The powered shop is a dream in addition to the double garage & RV parking. Head up to the 4 large bdrms including primary suite w/ 5 pc ensuite & walk in closet. A/C is a bonus! Tons of pot lights make the 1 bdrm bsmt suite so bright! With 1384 sq ft it is perfect as a mortgage helper, but high end enough for the in laws.