

<b>Depth/Size (ft):</b>	114.8	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>	54.13	<b>Bathrooms:</b>	4	<b>Age:</b>	3
<b>Lot Area: (sq.ft.)</b>	6,216.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R3
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,701.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-086-870

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:** Yes : MOUNTAIN AND VALLEY

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** LOT 123, PLAN EPP84554, SECTION 30, TOWNSHIP 29, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Dream Home Realty, RE/MAX Dream Home Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 20'8	Main	Laundry	7'8 x 7'11	Bsmt	Flex Room	14'10 x 14'
Main	Office	9'9 x 8'10	Above	Primary Bedroom	15'5 x 14'4	Bsmt	Bedroom	9'7 x 10'4
Main	Foyer	5'6 x 7'7	Above	Bedroom	9'6 x 11'10	Bsmt	Bedroom	9'3 x 12'7
Main	Dining Room	11'5 x 15'3	Above	Bedroom	13' x 9'10	Bsmt	Other	10'8 x 7'3
Main	Kitchen	19'1 x 9'	Above	Bedroom	12'10 x 9'7			
Main	Pantry	9'6 x 5'7	Above	Walk-In Closet	10'5 x 4'10			
			Bsmt	Living Room	15'8 x 9'1			

<b>Finished Floor (Main):</b>	1,282 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,140 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	1,361 sqft	<b>Suite:</b>	Legal Suite	Above	4	No
<b>Finished Floor (Total):</b>	3,783 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,783 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Breathtaking views from this lovely home with 6 Bedrooms, Office, Flex Room, 4 Bathrooms, 3700 sq ft - BONUS LEGAL SUITE, with separate meters! Desirable quiet family orientated neighborhood, Aspen Woods! Located on the Eastern Hillside close to Hwy1, schools, shops and trails. Quality finishing throughout this lovely 2 Storey with Walkout Basement, tranquil Mountain and Valley view, Open concept floor plan, engineered hardwood floors, quartz counter tops, soft close cabinetry, huge covered decks, built in shelving/bench in mud room, landscaped yard! Come join this amazing Community to call home!