

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2014
Frontage (ft):	100.00	Bathrooms:	3	Age:	10
Lot Area: (sq.ft.)	15,681.00	Full Baths:	3	Zoning:	A2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,875.09
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	005-959-993

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
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,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View: Yes : Sunsets trees birds squirrels

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas

Legal: PL NWP45783 LT 11 LD 36 SEC 26 TWP 16 & SEC 35.

Amenities:

Site Influences: Golf Course Nearby,Greenbelt,Private Setting,Private Yard,Recreation Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 9'	Main	Laundry	11' x 8'	Below	Bedroom	10' x 9'
Main	Eating Area	10' x 10'	Above	Games Room	20' x 18'			
Main	Dining Room	10' x 9'	Above	Primary Bedroom	17' x 15'			
Main	Living Room	15' x 11'	Above	Bedroom	12' x 11'			
Main	Bedroom	13' x 11'	Below	Kitchen	9' x 8'			
Main	Bedroom	12' x 11'	Below	Living Room	10' x 10'			
Main	Office	12' x 11'	Below	Bedroom	9' x 8'			

Finished Floor (Main):	1,619 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,237 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	820 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	3,676 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,676 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Absolute Treasure of a custom built home hidden in the heart of town. Incredibly private 1/3 acre over looking Matsqui Flats & gifting you fantastic sunset views. 7 bdrm home (2bdrm \$\$helper) Lg open concept main living w/ a games room loft for the teens. Over \$20,000 in remote control Executive Phantom Screens will protect you from the mosquitos all summer & keep that sun out of your eyes while you watch awesome BIG SCREEN MOVIES on your RETRACTABLE projection screen!! Enjoy your grand Master w/ cozy balcony for unwinding over a glass & some uplifting views of the valley. Walking distance to Bateman School and Abby Christian Schools.