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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 136 | Bedrooms: | 4 | Approx. Year Built: | 2015 |
| Frontage (ft): | 36.00 | Bathrooms: | 4 | Age: | 9 |
| Lot Area (sq.ft.): | 5,059.00 | Full Baths: | 4 | Zoning: | R-3 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$6,098.96 |
| Rear Yard Exp: | West | | | For Tax Year: | 2022 |
| View: | Yes | | | P.I.D.: | 029-224-462 |

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|-------------------------|---------------------------------|-------------------------|-----------------------|
| Style of Home: | Reverse 2 Storey w/Bsmt | Parking: | Total: 5 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Stone,Vinyl,Wood | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| 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,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s),Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

View: Yes : ROOFTOPS, VALLEY & MOUNTAINS

Mgmt. Company:

Complex / Subdiv: ROBERTSON HEIGHTS

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

Legal: LOT 89, PLAN EPP32314, SECTION 10, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Storage

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage Elite West

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|---------------|-------|-------------|---------------|
| Main | Kitchen | 14'10 x 11'1' | Above | Bedroom | 12'1' x 10'1' |
| Main | Dining Room | 10'9' x 12'2' | Above | Flex Room | 7'4' x 8' |
| Main | Living Room | 16'4' x 17'11 | Bsmt | Kitchen | 10'2' x 10'1' |
| Main | Foyer | 9'6' x 12'5' | Bsmt | Living Room | 15'8' x 12' |
| Above | Primary Bedroom | 17'4' x 13' | Bsmt | Dining Room | 15'8' x 7'6' |
| Above | Walk-In Closet | 9'4' x 5'3' | Bsmt | Bedroom | 10' x 11'11 |
| Above | Bedroom | 12'3' x 13'11 | Bsmt | Flex Room | 7'6' x 8'1' |

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|--------------------------------|------------|---------------------------|---------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 955 sqft | # Of Rooms: | 14 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,037 sqft | # Of Kitchens: | 2 | Main | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Above | 5 | Yes |
| Finished Floor (Bsmt): | 937 sqft | Suite: | Unauthorized Suite | Above | 5 | No |
| Finished Floor (Total): | 2,929 sqft | Crawl/Bsmt Height: | | Bsmt | 4 | No |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished,Part | | | |
| Grand Total: | 2,929 sqft | Beds In Bsmt: | 1 / 4 | | | |
| | | # Of Pets: | | | | |

THIS IS THE ONE! Spotless 9 year old home in "Robertson Heights" by Morningstar Homes. Loaded with extras! Modern "great room" style open concept main floor with massive eating bar and island and oversized deck for entertaining. Upstairs there are 3 generous sized bedrooms including primary with vaulted ceilings, walk in closet, and 5 piece bathroom. Bedrooms 2 and 3 upstairs share a jack and jill 5 piece bathroom. There's also a vaulted flex room upstairs ideal as homework area or reading/yoga space. The basement offers a fully self contained one bedroom suite with separate entrance and laundry. The private yard also offers an additional patio area with seating, fire pit and hot tub, a great place to connect with family and friends. The home is a 2 minute walk from Thornhill Trail head!