

<b>Depth/Size (ft):</b>	101.16	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2003
<b>Frontage (ft):</b>	45.00	<b>Bathrooms:</b>	5	<b>Age:</b>	21
<b>Lot Area: (sq.ft.)</b>	4,552.43	<b>Full Baths:</b>	4	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,629.43
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	025-656-406

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<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>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Natural Gas,Water

**Legal:** LOT 26 DISTRICT LOT 27 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP5489

**Amenities:** In Suite Laundry

**Site Influences:** Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In

**Bylaw Restrict:**

**Listing Broker(s):** Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 15'1	Main	Kitchen	10'6 x 11'3	Bsmt	Den	11'11 x 11'1
Main	Dining Room	10'7 x 10'3	Main	Pantry	3'3 x 5'1	Bsmt	Bedroom	9'7 x 13'8
Main	Foyer	4'2 x 8'1	Above	Bedroom	10'4 x 11'8	Bsmt	Bedroom	9' x 9'10
Main	Laundry	12'10 x 5'10	Above	Bedroom	12'4 x 11'9	Bsmt	Kitchen	10'8 x 10'7
Main	Office	10'6 x 8'	Above	Bedroom	12'9 x 10'2	Bsmt	Dining Room	10'10 x 11'3
Main	Family Room	13'5 x 12'3	Above	Primary Bedroom	17'11 x 12'8	Bsmt	Living Room	10'4 x 13'1
Main	Eating Area	6'5 x 12'8	Above	Walk-In Closet	8'7 x 3'9	Bsmt	Storage	8'7 x 6'8

<b>Finished Floor (Main):</b>	1,232 sqft	<b># Of Rooms:</b>	21	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,109 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	1,200 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	3,541 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Bsmt	4	No
<b>Grand Total:</b>	3,541 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Welcome home! This fantastic 6 bedroom, 5 bathroom family home boasts 4 bedrooms upstairs, a den/rec room in the basement, large living room, office and an outdoor gazebo. The open concept kitchen has a beautiful gas stove, ample cupboard space, a large pantry, and faces the backyard. This timeless home is nestled in the quiet neighbourhood of Rosemary Heights West, and close to many amenities including schools, grocery stores, and the local pool. The icing on the cake is the stunning 2 bedroom suite with a private entrance and in-suite laundry. Open house April 13th & 14th 2-4pm