

Depth/Size (ft):	83.5	Bedrooms:	4	Approx. Year Built:	2004
Frontage (ft):	45.50	Bathrooms:	4	Age:	20
Lot Area: (sq.ft.)	3,800.00	Full Baths:	3	Zoning:	CD4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,437.91
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	025-928-970

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
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:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN, VALLEY
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 18, PLAN BCP10569, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Workshop Attached
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 16'	Above	Laundry	6'6 x 5'5
Main	Kitchen	11'6 x 11'6	Above	Primary Bedroom	13' x 11'10
Main	Dining Room	11' x 13'	Bsmt	Bedroom	10' x 11'
Main	Family Room	14' x 8'3	Bsmt	Den	7' x 8'
Main	Foyer	5'10 x 6'6	Bsmt	Laundry	3' x 3'
Above	Bedroom	12' x 10'	Bsmt	Living Room	12' x 11'
Above	Bedroom	11'10 x 11'6	Bsmt	Utility	5'10 x 7'11

Finished Floor (Main):	1,107 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	846 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	650 sqft	Suite:		Above	4	No
Finished Floor (Total):	2,603 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,603 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome home! Nestled in the heart of Promontory, this home offers you the perfect balance of quiet mountain living and convenience. Southern facing windows let in lots of light and reveal stunning mountain and valley views. The comfortable main floor living with an open island kitchen and spacious back patio is great for your family living or entertaining. Three bedrooms upstairs and one bedroom downstairs with the den area plumbed in for a small kitchen or bar. Basement level entry off the back with access to Bridlewood Drive. Two car garage and shop space. Located just minutes from town and world class outdoor recreation, you will find shopping, restaurants, entertainment, walking trails, hiking trails, fishing, and more. Come enjoy the lifestyle you want!