

Depth/Size (ft):	98.5	Bedrooms:	7	Approx. Year Built:	2014
Frontage (ft):	35.20	Bathrooms:	4	Age:	10
Lot Area: (sq.ft.)	3,468.00	Full Baths:	3	Zoning:	R3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,832.80
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	027-528-537

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl	Parking Access:	Rear
Foundation:		Parking:	DetachedGrge/Carport
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:	No
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	KANAKA CREEK
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 7, PLAN BCP36407, SECTION 3, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Office	9'11' x 8'2'	Above	Bedroom	9'11' x 10'1'	Bsmt	Bedroom	9'5' x 12'9'
Main	Living Room	16'0' x 12'10	Above	Bedroom	9'11' x 10'2'			
Main	Dining Room	16'8' x 8'1'	Above	Walk-In Closet	9'11' x 5'0'			
Main	Family Room	17'6' x 14'4'	Bsmt	Kitchen	9'10' x 9'3'			
Main	Kitchen	14'4' x 9'8'	Bsmt	Living Room	15'2' x 14'2'			
Above	Primary Bedroom	15'11' x 14'5'	Bsmt	Bedroom	9'6' x 11'3'			
Above	Bedroom	9'11' x 8'0'	Bsmt	Bedroom	9'6' x 11'6'			

Finished Floor (Main):	1,011 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,050 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,004 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,065 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,065 sqft	Beds In Bsmt:	3 / 7			
		# Of Pets:				

Discover the perfect family haven in this 7-bedroom, 3065 SF home, boasting a seamless open-concept design flooded with natural light. Embrace West Coast flair with a striking solid beam ceiling feature. The gourmet kitchen showcases top-tier appliances, while the formal dining area flows effortlessly into the living room, ideal for hosting gatherings. Stay cozy by the gas fireplace in the expansive living space, with a versatile den for play or work. Additional perks include A/C, a detached 2-car garage, and three outdoor parking spots. Below, find a 3-bedroom mortgage helper with separate entry. Enjoy proximity to Albion Sport Complex, schools, and transit. Don't miss out on this gem! Virtually staged for privacy.