

Depth/Size (ft):	95	Bedrooms:	4	Approx. Year Built:	2011
Frontage (ft):	47.40	Bathrooms:	4	Age:	13
Lot Area: (sq.ft.)	4,499.00	Full Baths:	3	Zoning:	CD-14
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,406.70
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	027-017-753

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

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Storm Sewer, Water
Legal:	LOT 19, PLAN BCP29193, DISTRICT LOT 338, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Golf Course Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 15'	Above	Bedroom	10'2 x 10'2
Main	Kitchen	13'8 x 12'	Above	Bedroom	10' x 10'
Main	Dining Room	13' x 11'	Bsmt	Living Room	11' x 10'
Main	Den	12' x 10'	Bsmt	Kitchen	11'8 x 10'5
Main	Laundry	8' x 6'	Bsmt	Dining Room	9' x 8'
Above	Primary Bedroom	14' x 13'	Bsmt	Storage	5' x 4'
Above	Bedroom	11'5 x 10'5			

Finished Floor (Main):	1,088 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	915 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	1,088 sqft	Suite:	Unauthorized Suite	Above	3	No
Finished Floor (Total):	3,091 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,091 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

VIEWS ON VIEWS! Located in the heart of Higginson Park, this 2-storey plan with 4 Bedrooms, 4 Bathrooms, PLUS a den on the main floor and an unauthorized basement suite is suited to meet the entire family's needs! Huge maple kitchen with pantry and granite counters. Rich hardwood, ceramic, and carpet flooring. Master suite boasts a gorgeous ensuite bathroom with a soaker tub & separate shower. Premium location with mountain views and within walking distance to all levels of schools and amenities - including an expansive golf course nearby!