

<b>Depth/Size (ft):</b>	0.10	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>	47.00	<b>Bathrooms:</b>	4	<b>Age:</b>	15
<b>Lot Area: (sq.ft.)</b>	4,356.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	CD16
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,570.32
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	027-018-237

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - 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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Storm Sewer
<b>Legal:</b>	LOT 67, PLAN BCP29193, DISTRICT LOT 338, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Smoke Alarm
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Zolo Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'6	Above	Primary Bedroom	15'4 x 14'3	Bsmt	Bedroom	10'5 x 9'5
Main	Kitchen	15'10 x 11'6	Above	Walk-In Closet	9'7 x 5'10	Bsmt	Bedroom	10' x 9'
Main	Pantry	4'6 x 5'5	Above	Bedroom	10'1 x 12'9	Bsmt	Other	9' x 7'
Main	Eating Area	6'9 x 10'9	Above	Bedroom	9'9 x 12'8			
Main	Den	14' x 10'1	Above	Bedroom	11'3 x 10'1			
Main	Laundry	10'5 x 6'6	Bsmt	Living Room	10'4 x 11'2			
Main	Foyer	11'10 x 9'5	Bsmt	Kitchen	13'5 x 10'5			

<b>Finished Floor (Main):</b>	1,074 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,069 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,074 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	No
<b>Finished Floor (Total):</b>	3,217 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,217 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Welcome to Higginson Gardens in Sardis Park, in a very sought after neighbourhood and centrally located. This home is Spacious w/ over 3,200 sq.ft. set on a beautiful lot with southern exposure. Tastefully designed w/ 6 bedrooms, 4 bath home & 2 kitchens. This home features hardwood, 9' ceilings, floor to ceiling double sided rock fireplace, huge windows, AC, built-in vacuum and ample amounts of crown moldings. Duplex Gourmet maple kitchen with large island. Basement is fully finished with 2 bedrooms IN-LAW suite.