

<b>Depth/Size (ft):</b>	69	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>	40.00	<b>Bathrooms:</b>	3	<b>Age:</b>	26
<b>Lot Area: (sq.ft.)</b>	4,381.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-20
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,529.53
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	024-257-443

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<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>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	River Wynde
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 5, PLAN LMP39047, PART NW1/4, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed,Vaulted Ceiling,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'4 x 6'1	Above	Den	11'3 x 10'7
Main	Living Room	8'11 x 10'6	Above	Bedroom	9'11 x 10'1
Main	Pantry	7'11 x 6'6	Above	Bedroom	11'3 x 10'1
Main	Kitchen	11'10 x 10'7	Above	Primary Bedroom	10'5 x 14'2
Main	Dining Room	9'8 x 10'7	Above	Walk-In Closet	8'1 x 5'5
Main	Family Room	13'4 x 12'8			
Main	Flex Room	18'10 x 10'2			

<b>Finished Floor (Main):</b>	1,051 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	915 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	1,966 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,966 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Tons of upgrades on this beautiful, bright River Wynde 3bdrm + Den, 3bath 2 storey on one of the largest lots in this very desirable subdivision. New 200 amp service, Central Air, high efficiency furnace and all new paint. Vaulted ceiling in entry and living rm with open staircase. Large kitchen with island, stainless steel appliances and walk-in pantry. Absolutely breathtaking South facing private back yard with huge covered patio that includes amazing built-in bbq centre that includes bar fridge and relaxing hot tub. 3bdms up plus large Den, Primary bdrm has walk-in and 4pce ensuite. Rare 4 car driveway parking too! This is a perfect family home.