

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1994
Frontage (ft):	66.00	Bathrooms:	3	Age:	30
Lot Area: (sq.ft.)	7,144.00	Full Baths:	2	Zoning:	R1A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,907.29
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	018-576-168

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	PROMONTORY
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 49, PLAN LMP13792, SECTION 5, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry,Workshop Detached
Site Influences:	Central Location,Private Setting,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 12'8	Main	Foyer	7'7 x 6'7
Main	Dining Room	13'2 x 11'5	Above	Primary Bedroom	14'8 x 12'7
Main	Kitchen	12'9 x 9'6	Above	Walk-In Closet	8'3 x 4'6
Main	Eating Area	14'8 x 8'6	Above	Bedroom	12'3 x 10'4
Main	Family Room	16'4 x 10'6	Above	Bedroom	11'0 x 10'0
Main	Bedroom	12'2 x 7'8	Above	Bedroom	16'5 x 13'9
Main	Laundry	10'0 x 5'8			

Finished Floor (Main):	1,282 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,154 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	No
Finished Floor (Total):	2,436 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,436 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome to this 5 bdrm, 3 bath home nestled in a family-friendly neighborhood with beautiful mountain views. The spacious layout boasts a formal living room with large windows to create a bright and airy feel, crown moldings, gas fireplace, dining rm, nice size kitchen, with a cozy family room and access to your beautiful backyard. The upstairs has 4 Bdrms (or 3 bdrms & games room) including a spacious Primary Bdrm with a 5 pce ensuite, soaker jetted tub, double sinks, and walk-in-closet. Enjoy the large private yard with mature landscaping, detached shed, double garage, and additional RV parking, perfect for all your toys. Bonus: enjoy the A/C in the summertime and walk to your favorite trails. Close to Promontory Elementary School and Amenities. OPEN HOUSE SAT/SUN 2PM-4PM