

<b>Depth/Size (ft):</b>	393.7	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1959
<b>Frontage (ft):</b>	220.00	<b>Bathrooms:</b>	3	<b>Age:</b>	65
<b>Lot Area: (Acres)</b>	1.60	<b>Full Baths:</b>	2	<b>Zoning:</b>	RU-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,216.35
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	009-104-364

<b>Style of Home:</b>	Basement Entry,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Brick,Concrete Block	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Pastoral & River
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT B, PLAN NWP22460, SECTION 11, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Golf Course Nearby,Private Setting,Private Yard,Rural Setting,Treed,Waterfront Property
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Free Stand F/P or Wdstove,Garage Door Opener,Water Treatment,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	4'11 x 4'8	Below	Bedroom	11'7 x 8'1
Main	Kitchen	16'8 x 8'3	Below	Laundry	10'7 x 8'9
Main	Pantry	6'1 x 3'3	Below	Bedroom	13'9 x 10'8
Main	Primary Bedroom	17'10 x 11'11	Below	Recreation Room	10'9 x 20'11
Main	Living Room	14'5 x 13'4	Below	Gym	9'4 x 12'0
Main	Dining Room	11'0 x 11'4	Below	Mud Room	10'4 x 12'0
Main	Office	8'0 x 11'11	Below	Utility	9'11 x 5'1

<b>Finished Floor (Main):</b>	1,307 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,310 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other	Below	4	No
<b>Finished Floor (Total):</b>	2,617 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,617 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Quality workmanship is evident in this amazing "Craftsman Style" home with frontage on the beautiful Coghlan Creek. Stunning country kitchen w/travertine floors, marble counters, alder cabinets, walk-in pantry & s/s appliances with gas stove. Tons of quality woodwork throughout, plank flrg, flat ceilings w/crown mouldings. Gorgeous antique styled main bath. Primary bdrm on main with European style ensuite & private access to 37' x 22' sundeck. Fully finished bsmt w/sep entrance could be suited. Extensive use of Georgian white oak in bdrm w/built-in Murphy bed. The quality & heritage theme flows throughout this amazing home. Outside is just as beautiful with gardens, fruit & ornamental trees. A complete list of upgrades including mechanical is available.