

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	3	Age:	0
Lot Area: (sq.ft.)	3,207.65	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	032-128-479

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	Harrison Highlands by Vesta Properties
Services Connected:	Community,Electricity,Water
Legal:	LOT 20 SECTION 24 TOWNSHIP 3 RANGE 29 AND 30 WEST OF THE 6TH MERIDIANNEW WESTMINSTER DISTRICT PLAN EPP130493
Amenities:	Air Cond./Central
Site Influences:	Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Rural Setting,Ski Hill Nearby
Features:	Air Conditioning,Dishwasher,Microwave,Refrigerator,Security - Roughed In,Stove,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'1 x 11'	Abv Main 2	Walk-In Closet	5'8 x 5'3
Main	Dining Room	12' x 11'	Abv Main 2	Other	12'1 x 10'7
Main	Great Room	14'1 x 12'6	Abv Main 2	Laundry	6'5 x 5'8
Main	Other	10' x 8'	Abv Main 2	Bedroom	12'1 x 11'
Bsmt	Porch (enclosed)	9' x 5'	Abv Main 2	Bedroom	10'8 x 9'
Abv Main 2	Primary Bedroom	14'1 x 12'7			

Finished Floor (Main):	775 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	955 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	1,730 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,730 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

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