

Depth/Size (ft):	120	Bedrooms:	6	Approx. Year Built:	2011
Frontage (ft):	46.00	Bathrooms:	5	Age:	13
Lot Area: (sq.ft.)	6,027.00	Full Baths:	4	Zoning:	SFD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,376.65
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	027-580-946

Style of Home:	2 Storey w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 21, PLAN BCP36802, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Swimming Pool Equip.
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'8 x 8'11	Above	Bedroom	14'4 x 11'1	Bsmt	Gym	10'8 x 12'
Main	Eating Area	12'10 x 10'7	Above	Bedroom	11' x 10'6	Bsmt	Dining Room	11'3 x 6'9
Main	Living Room	12'8 x 18'11	Above	Bedroom	11'10 x 10'	Bsmt	Family Room	12'10 x 29'5
Main	Dining Room	12'2 x 15'8	Bsmt	Kitchen	11'3 x 7'8	Bsmt	Steam Room	9'6 x 4'8
Main	Foyer	5'8 x 6'5	Bsmt	Living Room	11'3 x 9'5	Main	Patio	41'3 x 14'2
Main	Laundry	14'11 x 5'8	Bsmt	Bedroom	11' x 15'4	Main	Patio	14'5 x 28'1
Above	Primary Bedroom	17'1 x 13'2	Bsmt	Bedroom	10'8 x 12'			

Finished Floor (Main):	1,422 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,166 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Below	3	No
Finished Floor (Bsmt):	1,427 sqft	Suite:	Unauthorized Suite	Above	3	No
Finished Floor (Total):	4,015 sqft	Crawl/Bsmt Height:		Above	3	No
Unfinished Floor:	0 sqft			Above	5	Yes
Grand Total:	4,015 sqft	Basement:	Full,Fully Finished,Separate Entry			
		Beds In Bsmt:	2 / 6			
		# Of Pets:				

Welcome to your dream abode! This meticulously maintained 6-bedroom, 5-bathroom haven sprawls across 4015 square feet, embodying luxury and comfort. Nestled in a prime location, it boasts convenience with shopping and banking within walking distance. Bathed in sunlight, its south-facing backyard beckons for leisurely afternoons by the sparkling swimming pool. Step inside to discover a harmonious blend of elegance and functionality. And to top it off, a spacious two-bedroom suite offers versatility and additional space for guests or rental income. Your oasis awaits, where every detail exudes excellence.