

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	4	Age:	32
Lot Area: (sq.ft.)	4,118.00	Full Baths:	3	Zoning:	SFD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$8,108.66
Rear Yard Exp:	Southwest			For Tax Year:	2023
View:	Yes			P.I.D.:	012-113-409

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Ocean
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 32, BLOCK 15, PLAN NWP1334, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Private Yard,Recreation Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Storage Shed,Vacuum - Built In,Water Treatment,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	16'8 x 14'8	Above	Walk-In Closet	7'0 x 11'0	Below	Bedroom	11'4 x 9'1
Main	Eating Area	11'1 x 11'9	Above	Bedroom	9'10 x 14'8	Below	Storage	7'1 x 3'5
Main	Kitchen	8'0 x 10'0	Above	Bedroom	9'8 x 15'9	Below	Storage	9'8 x 9'8
Main	Dining Room	10'6 x 15'5	Below	Dining Room	8'4 x 12'7			
Main	Living Room	14'8 x 13'1	Below	Living Room	14'1 x 13'9			
Above	Primary Bedroom	16'6 x 23'9						

Finished Floor (Main):	1,112 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,295 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,148 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	5	Yes
Finished Floor (Total):	3,555 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,555 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Check out super video.Spectacular Panoramic views of Semi Bay, Gulf Islands, Point Roberts & just a short walk to the beach! Beautiful reno throughout. Large Master Bdrm, ensuite and view of the Bay. Enjoy Huge deck off main & one off Master. Lovely gourmet kitchen , large windows, 2 fireplaces on each of the top floor. Gorgeous basement suite, Fabulous kitchen , granite throughout & private patio. Large garage , parking for 6 vehicles, newer furnace, HW, AC, water filtration sys, roof, CCTV , cameras& video. Enjoy the well kept and designed home. Beautifully appointed and a must see.