

Depth/Size (ft):	110 feet	Bedrooms:	4	Approx. Year Built:	2010
Frontage (ft):	32.00	Bathrooms:	4	Age:	14
Lot Area: (sq.ft.)	3,520.00	Full Baths:	3	Zoning:	CD-55
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,608.52
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	026-703-262

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed,Stone,Wood	Parking Access:	Lane
Foundation:		Parking:	Garage; Double,Open
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:	Balcny(s) Patio(s) Dck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Other,Tile	Fixtures Rmvd:	No

View:	Yes : FRASER RIVER
Mgmt. Company:	
Complex / Subdiv:	Bedford Landing
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 130 DISTRICT LOT 79 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP23832
Amenities:	
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby,Waterfront Property
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	20'8 x 11'1	Above	Other	12'10 x 18'2
Main	Living Room	14'9 x 16'10	Below	Bedroom	13'4 x 10'0
Main	Dining Room	17'9 x 12'0	Below	Family Room	17'5 x 27'6
Main	Foyer	7'3 x 10'6			
Above	Primary Bedroom	14'0 x 13'1			
Above	Bedroom	11'1 x 9'8			
Above	Bedroom	11'5 x 10'0			

Finished Floor (Main):	985 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,018 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	896 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,899 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,899 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to this exquisite home in the heart of Bedford Landing with over 2,500 sq.ft of living space. This is one of few highly coveted WATERFRONT properties with unmatched views of Fraser River. This home features stunning laminate flooring, 9' ceilings on the main and stainless steel kitchen aid appliances. The primary bedroom is a personal oasis with a 5 peace ensuite complete with double sinks and a private balcony overlooking the river. Not to mention, all upper bedrooms have access to a washroom! This home backs onto a laneway, has a DOUBLE CAR GARAGE and an additional parking pad spot, a separate entry in the basement, a low maintenance backyard with an oversized patio space and so much more. Bill 44 may allow for future laneway homes.