

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2015
Frontage (ft):	36.00	Bathrooms:	3	Age:	9
Lot Area: (sq.ft.)	4,387.00	Full Baths:	2	Zoning:	R3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,505.16
Rear Yard Exp:		Maint. Fee:	175.00	For Tax Year:	2023
View:	Yes			P.I.D.:	029-581-028

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Valley
Mgmt. Company:	
Complex / Subdiv:	Benchley Creek
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 3, PLAN EPS2107, SECTION 5, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central
Site Influences:	Gated Complex
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Sprinkler - Fire,Storage Shed,Vacuum - Built In,Water Treatment
Bylaw Restric:	No Restrictions
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'8 x 9'10	Below	Bedroom	12' x 12'
Main	Dining Room	13' x 12'3	Below	Bedroom	9'10 x 12'12
Main	Living Room	14'6 x 16'			
Main	Primary Bedroom	12' x 13'4			
Main	Den	9'6 x 9'			
Main	Laundry	9'6 x 5'			
Below	Family Room	22'8 x 15'8			

Finished Floor (Main):	1,280 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	811 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,091 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	407 sqft	Basement:	Partly Finished			
Grand Total:	2,498 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Immaculate VIEW RANCHER W/ FULL BSMT in the prestigious gated community of Benchley Creek with PRIMARY ON MAIN! Beautiful FRASER VALLEY& mountain VIEWS from your living room! This 3 bdrm PLUS office home awaits! Main floor features a SPACIOUS ACCESSABLE OPEN CONCEPT layout w/ vaulted ceilings, Central air/Hotwater on demand (NEW), gas fireplace, glass solarium main deck (New), custom walk in closet (primary), main floor laundry room with custom cabinets. Downstairs you will find a oversized family room (room to suite) 2 more bedrooms, 4piece bath, BONUS Extra large unfinished storage room (possible theatre room??) Walk out basement w/deck fully fenced with side access and VIEWS! Bareland strata \$175 -You own your Lot! Pets welcome No Size restrictions!!