

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2003
<b>Frontage (ft):</b>	43.96	<b>Bathrooms:</b>	4	<b>Age:</b>	21
<b>Lot Area (sq.ft.):</b>	4,187.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,687.34
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-428-659

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

<b>View:</b>	Yes : Forest / Green space
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Rosemary Heights Central
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 9, PLAN LMP54426, DISTRICT LOT 244, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security System,Storage Shed,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	Primary Bedroom	15'3 x 13'0	<b>Main</b>	Living Room	11'10 x 13'0	<b>Below</b>	Storage	7'1 x 9'4
<b>Above</b>	Bedroom	13'1 x 14'4	<b>Main</b>	Family Room	14'3 x 14'4	<b>Below</b>	Storage	7'11 x 6'2
<b>Above</b>	Bedroom	11'2 x 13'8	<b>Main</b>	Dining Room	13'5 x 9'1	<b>Below</b>	Patio	9'11 x 9'8
<b>Above</b>	Walk-In Closet	8'8 x 6'10	<b>Main</b>	Eating Area	11'11 x 13'0			
<b>Main</b>	Foyer	4'8 x 9'11	<b>Main</b>	Patio	9'7 x 9'6			
<b>Main</b>	Kitchen	10'6 x 13'0	<b>Below</b>	Bedroom	10'6 x 12'2			
			<b>Below</b>	Recreation Room	34'10 x 12'9			

<b>Finished Floor (Main):</b>	1,069 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,038 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Below	4	No
<b>Finished Floor (Bsmt):</b>	1,045 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	3,152 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft		Full,Fully			
<b>Grand Total:</b>	3,152 sqft	<b>Basement:</b>	Finished,Separate			
			Entry			
		<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome to the prestigious ROSEMARY HEIGHTS! This meticulously cared for Foxridge 4 Bed 4 Bath home backs onto green space with a fully fenced backyard. Vaulted ceilings greet you as you enter the grand front room for all your entertainment needs and cozy fireplace nights. The heart of this home offers privacy with ample light through spectacular ceiling height windows and walk-out patio off the kitchen area. Upstairs you will find the spacious primary bedroom with vaulted ceilings, 5pc ensuite and walk-in closet. Plus 2 more bright bedrooms & 4pc bath. Downstairs features a huge rec room, bedroom & 3pc bath! Separate entry makes this the perfect space for in-laws or family visits. Located on quiet culdesac. Close to neighbourhood coffee shop, Morgan Creek Golf, shopping, transit & Hwy 99!