

<b>Depth/Size (ft):</b>	0.00	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>	67.00	<b>Bathrooms:</b>	3	<b>Age:</b>	4
<b>Lot Area: (sq.ft.)</b>	9,480.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,548.50
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	030-620-562

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Stone, Vinyl, Wood	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Tile, Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** ELK CREEK ESTATES

**Services Connected:** Community, Electricity, Natural Gas, Storm Sewer, Water

**Legal:** LOT 56, PLAN EPP81339, SECTION 24, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT

**Amenities:** In Suite Laundry

**Site Influences:** Private Setting, Private Yard

**Features:** ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vaulted Ceiling

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'4 x 13'7	Below	Foyer	8'8 x 7'8
Main	Dining Room	11'7 x 10'4	Below	Flex Room	14'7 x 9'
Main	Living Room	15'4 x 14'7	Below	Kitchen	10'2 x 8'
Main	Primary Bedroom	14'2 x 12'	Below	Living Room	13'1 x 10'2
Main	Bedroom	14'3 x 10'9	Below	Bedroom	12'7 x 10'2
Main	Bedroom	12'6 x 11'4			
Main	Bedroom	10'1 x 9'8			

<b>Finished Floor (Main):</b>	1,665 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	5	Yes
<b>Finished Floor (Below):</b>	879 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Below	4	No
<b>Finished Floor (Total):</b>	2,544 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,544 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Beautiful 4 year old family home in Elk Creek Estates with legal 1 bedroom basement suite on large private over 9400 sq. ft. lot. The bright and open main floor offers vaulted ceilings in kitchen and great room and walkout patio to level kid friendly yard. 4 bedrooms round out the main floor area and bonus flex room on lower level. Huge triple car garage with extra room for parking boat or RV. Permanent outdoor (gemstone) lights are a nice touch. Located in a beautiful area with children's play park, hiking trails, golf courses and much more nearby. Open House May 5th, 2-4pm