

Depth/Size (ft):	100	Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):	60.00	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	6,000.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,042.53
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	005-639-654

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	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 NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Sunwood
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 58, PLAN NWP57882, SECTION 12, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'1 x 4'1	Main	Patio	17'1 x 10'1	Above	Bedroom	9'10 x 10'9
Main	Living Room	15'3 x 12'7	Main	Patio	16'3 x 10'1	Above	Bedroom	9'10 x 10'9
Main	Dining Room	10'10 x 10'9	Above	Primary Bedroom	18'3 x 14'10	Above	Office	10'0 x 11'1
Main	Kitchen	9'1 x 13'8	Above	Walk-In Closet	8'5 x 8'10			
Main	Eating Area	10'5 x 11'6						
Main	Family Room	15'5 x 14'10						
Main	Den	12'4 x 8'11						

Finished Floor (Main):	1,254 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,085 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,339 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,339 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Sunshine Hills backing onto Watershed Park this tudor style 2 storey has a very functional open floor plan with vaulted ceilings & stairwell. Step into the foyer with living room and dining room side by side. Large kitchen & eating area with side family room all face the park with 2 patios to extend your living space. Enjoy a cup of coffee while listening to the birds and then go for a private walk and enter from your backyard. Also on main level is laundry just off the kitchen; powder room, and den. Upstairs has an open loft perfect for computer station; play area or library as well as 3 good size bedrooms. Close to Pinewood Elementary and Seaquam High School. Quick highway access to both 91 and 99 as well as shopping and transportation.