

<b>Depth/Size (ft):</b>	124.69	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>	20.56	<b>Bathrooms:</b>	4	<b>Age:</b>	16
<b>Lot Area: (sq.ft.)</b>	7,158.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS-1B
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,739.53
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-843-820

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,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>	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>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : GREENBELT
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 171 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN BCP26600
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 9'7	Above	Primary Bedroom	14'1 x 19'10	Below	Recreation Room	16'2 x 16'0
Main	Den	13'7 x 11'4	Above	Walk-In Closet	8'0 x 8'4	Below	Gym	10'9 x 14'4
Main	Dining Room	14'1 x 10'9	Above	Bedroom	10'8 x 11'8	Below	Laundry	10'1 x 11'10
Main	Living Room	17'7 x 16'2	Above	Bedroom	10'3 x 12'4			
Main	Eating Area	11'1 x 17'4	Above	Nook	12'11 x 15'6			
Main	Kitchen	15'2 x 10'2	Below	Bedroom	19'2 x 16'6			
Main	Laundry	6'10 x 7'2	Below	Bedroom	12'5 x 9'11			

<b>Finished Floor (Main):</b>	1,467 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,329 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	1,459 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	4,255 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	4,255 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

This stunning well-maintained home offers a fabulous 2 storey river rock gas fireplace, open layout perfect for entertaining. The kitchen has stainless steel appliances including a 6-burner gas stove with double oven. Main floor boasts a private study and powder room. Upstairs you'll find a huge main bedroom, walk-in closet and spa-like ensuite. A full bath, 2 bedrooms and a flex space. The fully developed basement includes a large rec room, 2 bedrooms, dream laundry room and is plumbed and wired for a potential future suite. All floors boast large windows allowing plenty of light. The beautiful yard- a private oasis backs onto protected greenbelt with quick access to community walking trails. A custom-built shed, double attached garage, central AC and SO much more!