

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2014
Frontage (ft):	29.00	Bathrooms:	3	Age:	10
Lot Area: (sq.ft.)	3,031.00	Full Baths:	2	Zoning:	R-CL
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,300.88
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	028-956-222

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Metal	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Milner Heights
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 3, PLAN EPP24242, SECTION 13, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	Playground
Site Influences:	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
Features:	Security - Roughed In,Vacuum - Roughed In,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'9 x 11'	Above	Bedroom	9'8 x 10'
Main	Family Room	11'7 x 13'	Above	Laundry	3' x 4'
Main	Dining Room	9' x 13'	Bsmt	Recreation Room	22' x 8'
Main	Den	9' x 10'			
Above	Primary Bedroom	12' x 13'			
Above	Bedroom	10'6 x 11'			

Finished Floor (Main):	785 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	722 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,507 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	785 sqft	Basement:	Full			
Grand Total:	2,292 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to MILNER HEIGHTS built by the reputable Vesta Properties! This is a stunning two-storey w/basement home expanding nearly 2,300 square feet. This home features 9' ceilings, granite countertops, S/S appliances, office/den space off the main and an expansive primary bedroom with vaulted ceilings! Not to mention, you've got a double car garage with EXPOXY FLOORING and incredible custom workshop cabinets. The basement is ideal for custom finishing as a basement suite or recreation area. Location is also ideal with it being close to cafes, shopping and Arbour Ribbon Trail Loop which is across the street from your front door- great for pets, children and families!