

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2005
Frontage (ft):	44.13	Bathrooms:	3	Age:	19
Lot Area: (sq.ft.)	3,886.80	Full Baths:	2	Zoning:	CD-F
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$5,699.21
Rear Yard Exp:	North			For Tax Year:	2021
View:	No			P.I.D.:	026-082-462

Style of Home:	2 Storey,3 Level Split	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:	No	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	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	FIELDSTONE PARK ON THE WALK
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 16, PLAN BCP13342, DISTRICT LOT 282, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Sprinkler - Fire,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'9 x 5'5	Above	Nook	6'0 x 7'1	Abv Main 2	Bedroom	11'5 x 11'5
Main	Living Room	10'3 x 12'3	Above	Media Room	12'0 x 14'9	Below	Mud Room	9'6 x 7'0
Main	Great Room	16'5 x 15'11	Above	Patio	12'0 x 4'5			
Main	Dining Room	12'11 x 9'1	Above	Laundry	5'9 x 11'8			
Main	Kitchen	12'7 x 15'0	Abv Main 2	Primary Bedroom	12'9 x 16'11			
Main	Pantry	4'0 x 7'0	Abv Main 2	Walk-In Closet	7'6 x 6'7			
Main	Patio	13'11 x 10'9	Abv Main 2	Bedroom	12'4 x 11'1			

Finished Floor (Main):	1,182 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,302 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	4	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	2,484 sqft	Crawl/Bsmnt Height:	5'			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,484 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

Nestled within a family-friendly neighbourhood this charming home offers a spacious open concept design creating an inviting atmosphere for everyday living & entertaining. The kitchen features updated cabinetry, quartz countertops & stainless steel appliances. Boasting three bedrooms & three baths including a convenient Jack & Jill bathroom and media room this home provides ample space & privacy for the entire family. Outside you'll find a backyard with a spacious deck & grass area perfect for playtime with the kids & furry friends. Extra storage space is provided by the crawl space with ample room to stow away seasonal items & household supplies. With walking trails, schools & public transit options steps away you'll enjoy convenience & connectivity in this sought-after location.