

|                             |          |                    |   |                            |            |
|-----------------------------|----------|--------------------|---|----------------------------|------------|
| <b>Lot Dimensions (ft):</b> | 42 x     | <b>Bedrooms:</b>   | 6 | <b>Approx. Year Built:</b> | 2023       |
| <b>Frontage (ft):</b>       | 42.00    | <b>Bathrooms:</b>  | 5 | <b>Age:</b>                | 2          |
| <b>Lot Area: (sq.ft.)</b>   | 4,004.00 | <b>Full Baths:</b> | 4 | <b>Zoning:</b>             | R-1A       |
| <b>Flood Plain:</b>         | No       | <b>Half Baths:</b> | 1 | <b>Gross Taxes:</b>        | \$7,697.75 |
| <b>Rear Yard Exp:</b>       | North    |                    |   | <b>For Tax Year:</b>       | 2024       |
| <b>View:</b>                | No       |                    |   | <b>P.I.D.:</b>             | 031448712  |

|                                |                                   |                          |   |
|--------------------------------|-----------------------------------|--------------------------|---|
| <b>Style of Home:</b>          |                                   | <b>Parking:</b>          | Total: 4 - Covered: 2                                 |
| <b>Construction Materials:</b> | Frame Wood, Mixed (Exterior)      | <b>Covered Parking:</b>  | 2   |
| <b>Foundation:</b>             | Concrete Perimeter                | <b>Parking Features:</b> | Additional Parking, Garage Double, Open, Front Access |
| <b>Rain Screen:</b>            |                                   | <b>Locker:</b>           |   |
| <b>Renovations:</b>            |                                   | <b>Units in Dev:</b>     |   |
| <b># of Fireplaces:</b>        | 1 - Fuel: Gas                     | <b>Distance to:</b>      | School Bus: 2 blocks                                  |
| <b>Water Supply:</b>           | Public                            | <b>Title to Land:</b>    | Freehold NonStrata                                    |
| <b>Fuel/Heating:</b>           | Electric, Forced Air, Natural Gas | <b>Property Disc:</b>    | No  |
| <b>Outdoor Area:</b>           |                                   | <b>PAD Rental:</b>       |   |
| <b>Type of Roof:</b>           | Asphalt                           | <b>Fixtures Leased:</b>  | No  |
| <b>Floor Finish:</b>           |                                   | <b>Fixtures Rmvd:</b>    | No  |

|                            |  |
|----------------------------|--|
| <b>View:</b>               | No   |
| <b>Mgmt. Company:</b>      |  |
| <b>Complex / Subdiv:</b>   | Bloom  |
| <b>Services Connected:</b> | Electricity Connected, Natural Gas Connected, Water Connected  |
| <b>Legal:</b>              | LOT 11, SECTION 25, TWP 8, NWD , PL EPP97384   |
| <b>Amenities:</b>          |  |
| <b>Site Influences:</b>    | Central Location, Recreation Nearby  |
| <b>Features:</b>           | Washer/Dryer, Dishwasher, Refrigerator, Stove, Microwave, Additional Parking, Garage Double, Open, Front Access, Shopping Nearby, Pantry, Central Vacuum Roughed In, Patio, Gas, Window Coverings, Central Location, Recreation Nearby, Prewired |
| <b>Bylaw Restrict:</b>     |  |
| <b>Listing Broker(s):</b>  | Royal LePage Northstar Realty (S. Surrey)  |

| Floor | Type            | Dimensions  | Floor | Type      | Dimensions | Floor | Type        | Dimensions |
|-------|-----------------|-------------|-------|-----------|------------|-------|-------------|------------|
| Main  | Great Room      | 16' x 14'   | Above | Bedroom   | 13' x 12'  | Bsmt  | Living Room | 13' x 10'  |
| Main  | Kitchen         | 14' x 11'   | Above | Bedroom   | 13' x 12'  | Bsmt  | Bedroom     | 12' x 12'  |
| Main  | Den             | 15' x 11'   | Above | Bedroom   | 12' x 11'  | Bsmt  | Bedroom     | 11' x 11'  |
| Main  | Dining Room     | 14' x 10'   | Above | Laundry   | 7' x 4'    |       |             |            |
| Main  | Foyer           | 12' x 6'    | Bsmt  | Flex Room | 15' x 11'  |       |             |            |
| Main  | Pantry          | 7' x 4'     | Bsmt  | Kitchen   | 12' x 9'   |       |             |            |
| Above | Primary Bedroom | 14' x 13'6" |       |           |            |       |             |            |

|                                |            |                           |                |                       |                    |                 |
|--------------------------------|------------|---------------------------|----------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 927 sqft   | <b># Of Rooms:</b>        | 16             | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 1,190 sqft | <b># Of Kitchens:</b>     | 2              | Main                  | 2                  | 0               |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | Two            | Above                 | 5                  | 1               |
| <b>Finished Floor (Bsmt):</b>  | 916 sqft   | <b>Suite:</b>             | Legal Suite    | Above                 | 4                  | 0               |
| <b>Finished Floor (Total):</b> | 3,033 sqft | <b>Crawl/Bsmt Height:</b> |                | Above                 | 3                  | 0               |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Full, Finished | Basement              | 4                  | 0               |
| <b>Grand Total:</b>            | 3,033 sqft | <b>Beds In Bsmt:</b>      | 2 / 6          |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |                |                       |                    |                 |

Bloom!! A Masterfully built Development by T.M.Crest Homes. Beautifully finished 2 Story plus basement home complete with 2 bedroom legal suite with separate entrance. Grand Kitchen, soft close cabinetry, Quartz countertops and large Island with bar style seating, walk in pantry, high end Stainless steel appliances. 4 Spacious bedrooms with 3 Elegant full bathrooms on upper level! Master Bedroom w/feature wall. Total 6 bedrooms, 5 bathrooms. Roughed in Electric car charger. 2/5/10 Year home warranty. A/C Included. Situated in desirable Yorkson neighborhood, walk to shops, eateries, health/wellness and first rate educational facilities. Ready to Move in! GST is not included and is Applicable.