

Lot Dimensions (ft):	43.96 x 82	Bedrooms:	5	Approx. Year Built:	2003
Frontage (ft):	43.96	Bathrooms:	4	Age:	22
Lot Area: (sq.ft.)	3,606.00	Full Baths:	3	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,682.50
Rear Yard Exp:	South			For Tax Year:	2024
View:	No			P.I.D.:	025456415

Style of Home:		Parking:	Total: 4 - Covered: 2
Construction Materials:	Frame Wood, Mixed (Exterior)	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Additional Parking, Garage Double, Front Access, Concrete, Garage Door Opener
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Insert, Gas	Distance to:	Public Transit: 3 BLKS - School Bus: 4 BLKS
Water Supply:	Public	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Private Yard	PAD Rental:	
Type of Roof:	Tile	Fixtures Leased:	No
Floor Finish:	Hardwood, Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	West Rosemary
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	LT.8,PLAN BCP428,SECTION 27, TOWNSHIP 1, NWLD
Amenities:	
Site Influences:	Central Location, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Additional Parking, Garage Double, Front Access, Concrete, Garage Door Opener, Shopping Nearby, Patio, Deck, Insert, Gas, Central Location, Recreation Nearby, Private Yard, Security System
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Above	Bedroom	12' x 12'	Bsmt	Kitchen	10' x 14'
Main	Dining Room	12' x 9'	Above	Bedroom	12' x 11'	Bsmt	Living Room	10' x 14'
Main	Kitchen	14' x 11'	Bsmt	Bedroom	12' x 12'			
Main	Eating Area	13' x 12'	Bsmt	Bedroom	10' x 11'			
Main	Family Room	15' x 12'						
Above	Primary Bedroom	15' x 14'						

Finished Floor (Main):	1,048 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	995 sqft	# Of Kitchens:	2	Main	2	0
Finished Floor (Below):	0 sqft	# Of Levels:	Two	Above	4	0
Finished Floor (Bsmt):	1,020 sqft	Suite:		Above	4	1
Finished Floor (Total):	3,063 sqft	Crawl/Bsmt Height:		Basement	4	0
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,063 sqft	Beds In Bsmt:	2 / 5			
		Pets Allowed:				

PRICE REDUCED! Best priced, non strata, 2 storey with basement home in Rosemary Heights! Home has great curb appeal and a functional layout. The main floor features a formal living room with vaulted ceilings and a N/G fireplace, a two-piece bathroom, and an open-concept kitchen, dining, and family room area, also with a N/G fireplace. The family room provides access to a private, south-facing deck and backyard. Upstairs, you'll find a spacious primary bedroom with an ensuite bathroom, an additional four-piece bathroom, and two well-sized bedrooms. The basement includes a versatile one or could be two-bedroom suite with its own laundry and separate access, an ideal mortgage helper. Conveniently located near schools, walking trails, and shopping centers, this property is a must-see.