

Lot Dimensions (ft):	44 x 84	Bedrooms:	6	Approx. Year Built:	2013
Frontage (ft):	44.00	Bathrooms:	4	Age:	12
Lot Area: (sq.ft.)	3,677.00	Full Baths:	3	Zoning:	SFR
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,997.01
Rear Yard Exp:	South			For Tax Year:	2025
View:	No			P.I.D.:	027363091

Style of Home:		Parking:	Total: 2 - Covered: 2
Construction Materials:	Frame Wood, Fibre Cement (Exterior)	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Garage Double, Front Access, Aggregate, Garage Door Opener
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas	Distance to:	School Bus: 3 Blocks
Water Supply:	Public	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:		PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	LOT 299 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLANBCP33476
Amenities:	
Site Influences:	Near Golf Course, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Garage Double, Front Access, Aggregate, Garage Door Opener, Shopping Nearby, Patio, Deck, Gas, Near Golf Course, Recreation Nearby
Bylaw Restrict:	
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	12'6 x 11'5	Above	Bedroom	12'5 x 10'6	Bsmt	Bedroom	12'0 x 12'0
Main	Great Room	18'0 x 18'0	Above	Bedroom	11'10 x 10'2			
Main	Kitchen	15'0 x 12'0	Above	Bedroom	11'0 x 10'4			
Main	Eating Area	12'0 x 10'0	Bsmt	Family Room	24'0 x 20'0			
Main	Pantry	7'0 x 7'0	Bsmt	Bedroom	12'0 x 12'0			
Main	Laundry	11'0 x 6'0						
Above	Primary Bedroom	17'3 x 14'1						

Finished Floor (Main):	1,132 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,054 sqft	# Of Kitchens:	1	Main	2	0
Finished Floor (Below):	1,132 sqft	# Of Levels:	Two	Above	5	1
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Above	4	0
Finished Floor (Total):	3,318 sqft	Crawl/Bsmt Height:		Below	3	0
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,318 sqft	Beds In Bsmt:	2 / 6			
		Pets Allowed:				

Contempary home in excellent condition, will not disappoint you. From the beautiful hardwood floors to the detail finish you can see they quaility in this home. 9 foot ceilings, great room with a gas fireplace, soaring ceiling open concept plan with huge kitchen and Island for family gatherings and parties. Upstairs the home features 4 bedrooms with the primary having vaulted cielings , walk in closet and a very nicely finished ensuite. In the basement there is a seperate entrance, it is fully finished with a full bathroom ,large living area and bedroom. R.I for a Kitchen is complete. The back yard has a covered patio for all year use and is completely feneced and south facing.