

Lot Dimensions (ft):	55 x 107	Bedrooms:	5	Approx. Year Built:	2004
Frontage (ft):	55.00	Bathrooms:	3	Age:	21
Lot Area: (sq.ft.)	6,027.00	Full Baths:	3	Zoning:	R558
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,761.27
Rear Yard Exp:				For Tax Year:	2025
View:	No			P.I.D.:	025936883

Style of Home:	Basement Entry	Parking:	
Construction Materials:	Frame Wood, Mixed (Exterior)	Covered Parking:	
Foundation:	Concrete Perimeter	Parking Features:	Garage Double, RV Access/Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas	Distance to:	
Water Supply:	Public	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community, Electricity Connected, Natural Gas Connected
Legal:	LOT 27, PLAN BCP11086, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Garage Double, RV Access/Parking, Patio, Deck, Gas, Window Coverings, In Unit, Balcony
Bylaw Restrict:	
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 21'7	Main	Bedroom	10'3 x 12'8	Bsmt	Bedroom	11'5 x 10'
Main	Dining Room	17'2 x 10'11	Main	Laundry	8'7 x 4'10	Bsmt	Bedroom	10'8 x 11'4
Main	Kitchen	11'1 x 11'2	Main	Patio	26'11 x 10'	Bsmt	Family Room	17'4 x 12'10
Main	Eating Area	13'9 x 6'7	Bsmt	Foyer	8' x 5'10	Bsmt	Family Room	8'7 x 11'5
Main	Primary Bedroom	14'4 x 14'11	Bsmt	Recreation Room	10'7 x 21'6	Bsmt	Laundry	6'4 x 5'5
Main	Walk-In Closet	10'7 x 6'0	Bsmt	Storage	9' x 7'8			
Main	Bedroom	10'3 x 11'5	Bsmt	Utility	7'4 x 6'10			

Finished Floor (Main):	1,832 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	0
Finished Floor (Below):	0 sqft	# Of Levels:		Main	5	1
Finished Floor (Bsmt):	1,327 sqft	Suite:	Licensed Suite	Basement	3	0
Finished Floor (Total):	3,159 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Finished, Exterior Entry			
Grand Total:	3,159 sqft	Beds In Bsmt:	2 / 5			
		Pets Allowed:				

Welcome to this lovingly cared-for basement-entry home in Cedar Valley with a suite you'll truly be proud of. Upstairs offers bright open-concept living with a huge kitchen, island with eating bar, formal dining room, gas fireplace, and generous bedrooms each with walk-in closets. The primary and kitchen open onto a large year-round covered deck. Downstairs, the updated ground-level 2-bed suite has its own patio and easy yard access—perfect for parents or a mortgage helper. The big, level yard features mature trees, raised beds, firepit area, two powered sheds, irrigation, dog-friendly inner fence, and RV parking.