

<b>Lot Dimensions (ft):</b>	0 x	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2011
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,342.39
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	611.00	<b>For Tax Year:</b>	2025
<b>View:</b>	No			<b>P.I.D.:</b>	028680367

**Style of Home:**

**Construction Materials:** Frame Wood, Mixed (Exterior), Vinyl Siding  
**Foundation:** Concrete Perimeter  
**Rain Screen:**  
**Renovations:**  
**# of Fireplaces:** 0 - Fuel:  
**Water Supply:** Public  
**Fuel/Heating:** Electric  
**Outdoor Area:** Playground, Private Yard  
**Type of Roof:** Asphalt  
**Floor Finish:** Concrete

**Parking:** Total: 2 - Covered: 2  
**Covered Parking:** 2  
**Parking Features:** Garage Double  
**Locker:**  
**Units in Dev:**  
**Distance to:**  
**Title to Land:** Freehold Strata  
**Property Disc:** Yes  
**PAD Rental:**  
**Fixtures Leased:** No  
**Fixtures Rmvd:** No

**View:** No

**Mgmt. Company:**

**Complex / Subdiv:** Winchester

**Services Connected:** Electricity Connected, Water Connected

**Legal:** STRATA LOT 34, PLAN BCS4115, SECTION 6, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Trash, Maintenance Grounds, Recreation Facilities, Snow Removal

**Site Influences:** Central Location, Recreation Nearby

**Features:** Washer/Dryer, Dishwasher, Refrigerator, Stove, Garage Double, Shopping Nearby, Patio, Deck, Central Location, Recreation Nearby, Playground, Private Yard

**Bylaw Restrict:** Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions

**Listing Broker(s):**

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'11" x 8'5"	Above	Bedroom	9'1" x 10'6"
Main	Dining Room	13'9" x 9'5"	Above	Laundry	5'6" x 4'11"
Main	Living Room	16'9" x 15'10"	Below	Family Room	12'9" x 15'9"
Main	Foyer	6'2" x 9'10"	Below	Bedroom	13'9" x 11'7"
Above	Primary Bedroom	13'9" x 22'3"	Below	Storage	15'5" x 6'10"
Above	Walk-In Closet	9'11" x 4'	Below	Storage	7'3" x 9'10"
Above	Bedroom	9'3" x 11'5"			

<b>Finished Floor (Main):</b>	732 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	824 sqft	<b># Of Kitchens:</b>	1	Main	2	0
<b>Finished Floor (Below):</b>	732 sqft	<b># Of Levels:</b>	Two	Above	5	1
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	0
<b>Finished Floor (Total):</b>	2,288 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	0
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full, Finished			
<b>Grand Total:</b>	2,288 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b>Pets Allowed:</b>	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions			

Winchester built by award-winning Parklane Homes, located in the heart of Murrayville. This nearly 2,300 sq ft home offers 4 spacious bedrooms and 3½ baths, all within walking distance to top-rated schools, shopping, and the rec centre. The main floor features an open-concept layout with vaulted ceilings leading to covered patio. Kitchen with white shaker cabinets, SS appliances and a convenient 2-piece powder room. Upstairs offers generous bedrooms, while the fully finished lower level includes a bedroom, 4-piece bath, family room opening to a covered patio and private fenced yard, plus two bonus storage rooms. Double side-by-side garage. Well maintained, hardly lived in, contact for a private viewing.