

|                             |          |                    |   |                            |            |
|-----------------------------|----------|--------------------|---|----------------------------|------------|
| <b>Lot Dimensions (ft):</b> | 50 x 86  | <b>Bedrooms:</b>   | 5 | <b>Approx. Year Built:</b> | 2007       |
| <b>Frontage (ft):</b>       | 50.00    | <b>Bathrooms:</b>  | 4 | <b>Age:</b>                | 19         |
| <b>Lot Area: (sq.ft.)</b>   | 4,341.00 | <b>Full Baths:</b> | 3 | <b>Zoning:</b>             | UC372      |
| <b>Flood Plain:</b>         | No       | <b>Half Baths:</b> | 1 | <b>Gross Taxes:</b>        | \$4,245.10 |
| <b>Rear Yard Exp:</b>       | West     |                    |   | <b>For Tax Year:</b>       | 2025       |
| <b>View:</b>                | Yes      |                    |   | <b>P.I.D.:</b>             | 026863600  |

|                                |                                            |                          |                                                                 |
|--------------------------------|--------------------------------------------|--------------------------|-----------------------------------------------------------------|
| <b>Style of Home:</b>          | Basement Entry                             | <b>Parking:</b>          | Total: 4 - Covered: 2                                           |
| <b>Construction Materials:</b> | Frame Wood, Stone (Exterior), Vinyl Siding | <b>Covered Parking:</b>  | 2                                                               |
| <b>Foundation:</b>             | Concrete Perimeter                         | <b>Parking Features:</b> | Garage Double, Open, Front Access, Concrete, Garage Door Opener |
| <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>      | Public Transit: 4 Blocks - School Bus: 6 Blocks                 |
| <b>Water Supply:</b>           | Public                                     | <b>Title to Land:</b>    | Freehold NonStrata                                              |
| <b>Fuel/Heating:</b>           | Forced Air, Natural Gas                    | <b>Property Disc:</b>    | Yes                                                             |
| <b>Outdoor Area:</b>           | Balcony                                    | <b>PAD Rental:</b>       |                                                                 |
| <b>Type of Roof:</b>           | Asphalt                                    | <b>Fixtures Leased:</b>  | No                                                              |
| <b>Floor Finish:</b>           | Laminate, Tile, Carpet                     | <b>Fixtures Rmvd:</b>    | No                                                              |

|                            |                                                                                                                                                                                                                                                                               |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>View:</b>               | Yes : Western Skyline & Mountain                                                                                                                                                                                                                                              |
| <b>Mgmt. Company:</b>      |                                                                                                                                                                                                                                                                               |
| <b>Complex / Subdiv:</b>   |                                                                                                                                                                                                                                                                               |
| <b>Services Connected:</b> | Electricity Connected, Natural Gas Connected, Water Connected                                                                                                                                                                                                                 |
| <b>Legal:</b>              | LOT 22, PLAN BCP26897, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT                                                                                                                                                                                                 |
| <b>Amenities:</b>          |                                                                                                                                                                                                                                                                               |
| <b>Site Influences:</b>    | Central Location, Cul-De-Sac, Near Golf Course, Recreation Nearby                                                                                                                                                                                                             |
| <b>Features:</b>           | Washer/Dryer, Dishwasher, Refrigerator, Stove, Microwave, Garage Double, Open, Front Access, Concrete, Garage Door Opener, Shopping Nearby, Patio, Deck, Gas, Window Coverings, Insulated Windows, Central Location, Cul-De-Sac, Near Golf Course, Recreation Nearby, Balcony |
| <b>Bylaw Restrict:</b>     |                                                                                                                                                                                                                                                                               |

**Listing Broker(s):**

| Floor | Type            | Dimensions   | Floor | Type        | Dimensions  | Floor | Type  | Dimensions |
|-------|-----------------|--------------|-------|-------------|-------------|-------|-------|------------|
| Main  | Living Room     | 13'5 x 12'   | Main  | Bedroom     | 11'11 x 9'3 | Bsmt  | Foyer | 7'2 x 6'4  |
| Main  | Dining Room     | 13'8 x 8'2   | Bsmt  | Office      | 16'6 x 12'  |       |       |            |
| Main  | Kitchen         | 11'8 x 10'9  | Bsmt  | Laundry     | 11'2 x 6'9  |       |       |            |
| Main  | Eating Area     | 11'8 x 6'11  | Bsmt  | Living Room | 18'7 x 9'8  |       |       |            |
| Main  | Family Room     | 16' x 11'5   | Bsmt  | Kitchen     | 11'9 x 9'   |       |       |            |
| Main  | Primary Bedroom | 15'6 x 12'11 | Bsmt  | Bedroom     | 11' x 10'   |       |       |            |
| Main  | Bedroom         | 11' x 10'    | Bsmt  | Bedroom     | 11' x 9'2   |       |       |            |

|                                |            |                           |             |                       |                    |                 |
|--------------------------------|------------|---------------------------|-------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,539 sqft | <b># Of Rooms:</b>        | 15          | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>     | 2           | Main                  | 4                  | 0               |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       |             | Main                  | 4                  | 1               |
| <b>Finished Floor (Bsmt):</b>  | 1,247 sqft | <b>Suite:</b>             | Legal Suite | Basement              | 4                  | 0               |
| <b>Finished Floor (Total):</b> | 2,786 sqft | <b>Crawl/Bsmt Height:</b> |             | Basement              | 2                  | 0               |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Finished    |                       |                    |                 |
| <b>Grand Total:</b>            | 2,786 sqft | <b>Beds In Bsmt:</b>      | 2 / 5       |                       |                    |                 |
|                                |            | <b>Pets Allowed:</b>      |             |                       |                    |                 |

Centrally located on a quiet street this 5 bed, 4 bath family home is move-in ready with an abundance of street appeal. The large windows make the living space feel bright & spacious. In the kitchen you'll find a generous amount of counters & cabinets to meet all of your cooking & entertainment needs. The primary bedroom is roomy with a walk-in closet & 4 piece ensuite. A private deck allows for additional outdoor living space to enjoy your coffee & unobstructed views of sunsets. There is a 2 bdrm Registered suite with a separate entrance to generate rental income or for family to have their own private space. The backyard is fenced to keep the pets in & the cedar hedge provides lots of privacy. Close to all amenities & situated in a quiet neighbourhood.