

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	38.57	<b>Bathrooms:</b>	5	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	3,163.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	SF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,537.38
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-448-631

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Bloom
<b>Services Connected:</b>	Community,Natural Gas,Sanitary Sewer
<b>Legal:</b>	LOT 3 , SECTION 23 , TWP 8 , NWD , PL EPP97384
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Security System,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	21' x 15'	Above	Bedroom	12'6 x 12'	Bsmt	Bedroom	13'6 x 11'
Main	Dining Room	12'6 x 10'	Above	Bedroom	11'6 x 11'	Bsmt	Bedroom	13'6 x 11'
Main	Kitchen	15' x 11'	Above	Bedroom	13'6 x 11'	Bsmt	Flex Room	7' x 7'
Main	Pantry	6' x 5'	Above	Laundry	7' x 5'			
Main	Foyer	8' x 6'	Bsmt	Living Room	16' x 14'			
Above	Primary Bedroom	16'6 x 15'	Bsmt	Kitchen	12' x 11'			

<b>Finished Floor (Main):</b>	1,034 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,256 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,019 sqft	<b>Suite:</b>	Legal Suite	Above	4	No
<b>Finished Floor (Total):</b>	3,309 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry	Bsmt	3	No
<b>Grand Total:</b>	3,309 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Showhome at Bloom!! "Backing onto Greenbelt!" A Masterfully built Development by T.M.Crest Homes. Beautifully finished 2 Story plus basement home complete with 2 bedroom legal suite with separate entrance, backing onto Greenbelt. Grand Kitchen, soft close cabinetry, Quartz countertops and large Island with bar style seating, walk in pantry, high end Stainless steel appliances. 4 Spacious bedrooms with 3 Elegant full bathrooms on upper level! Master Bedroom w/feature wall. Total 6 bedrooms, 5 bathrooms. Roughed in Electric car charger. 2/5/10 Year home warranty. A/C Included. Situated in desirable Yorkson neighborhood, walk to shops, eateries, health/wellness and first rate educational facilities. Ready to Move in! Open Weekends Only 1-4pm @showhome 20522 76b