

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2015
Frontage (ft):	34.00	Bathrooms:	4	Age:	9
Lot Area: (sq.ft.)	3,536.00	Full Baths:	2	Zoning:	R1B
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$3,052.80
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	029-512-425

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Wall/Wall/Mixed, Carpet	Fixtures Rmvd:	No

View:	Yes : Valley
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT B, PLAN EPS2606, SECTION 5, TOWNSHIP 26, 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:	None
Site Influences:	Central Location, Greenbelt, Recreation Nearby, Shopping Nearby
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave
Bylaw Restrict:	No Restrictions
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	14'2 x 15'6			
Main	Dining Room	12' x 10'			
Main	Kitchen	12' x 10'			
Below	Primary Bedroom	14'2 x 13'4			
Below	Bedroom	11'8 x 10'			
Below	Bedroom	11'8 x 10'11			

Finished Floor (Main):	858 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	858 sqft	# Of Levels:	3	Below	4	Yes
Finished Floor (Bsmt):	530 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,246 sqft	Crawl/Bsmt Height:		Bsmt	1	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,246 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Beautiful home with one of the best views in the valley!! Gorgeous 2246 sqft ranch style, 1/2 duplex with 2 1/2 baths, 3 bedrooms below and a family room & guest room in the basement. New paint throughout, new appliances, vaulted ceilings, great room concept with gas fireplace & hardwood floors on main. Kitchen has beautiful soft cream cabinetry, quartz counters, walk-in pantry, long island and stainless-steel appliances. Each level has a deck or patio. Fully fenced yard backs onto greenbelt and over looks the views. No Strata Fees.