

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2014
Frontage (ft):	49.78	Bathrooms:	3	Age:	10
Lot Area (sq.ft.):	5,578.00	Full Baths:	3	Zoning:	R3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,792.55
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	026-309-441

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View: Yes : MOUNTAINS & VALLEY

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 22, PLAN BCP17774, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Swirlpool/Hot Tub

Site Influences: Private Setting,Private Yard,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool

Bylaw Restrict:

Listing Broker(s): Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16'0 x 14'0	Main	Laundry	10'7 x 9'5
Above	Kitchen	11'0 x 8'0	Main	Kitchen	15'7 x 11'0
Above	Eating Area	11'0 x 8'0	Main	Living Room	17'0 x 9'0
Above	Primary Bedroom	14'0 x 10'10	Main	Bedroom	9'6 x 8'9
Above	Bedroom	10'8 x 10'0	Main	Bedroom	10'6 x 10'3
Above	Bedroom	9'10 x 9'5			
Main	Den	10'0 x 9'0			

Finished Floor (Main):	1,393 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	No
Finished Floor (Bsmt):	1,104 sqft	Suite:		Main	4	No
Finished Floor (Total):	2,497 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,497 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome to 46260 Tournier Place, offering 5 bedrooms+den, 3 bathrooms & 2 kitchens, laid out over a generous 2500+sqft on two stories. You will fall in love with this layout, 13ft vaulted ceilings in the open-concept kitchen/living/dining room area, a front balcony to capture the view, and walk out from the kitchen to the rear yard, which has a huge covered patio and hot tub area, great for entertaining! Upstairs has 3 bdrms & 2 bthrms, one being the master suite, which is well appointed with a walk-in closet and ensuite, separate shower, and soaker tub. Downstairs is the office and laundry room & a 2bdrm suite. The backyard is very private for those who enjoy their own space when it's time to relax at home. All this situated just mins from the HWY exit, shopping,parks and recreation.