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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 5 | Approx. Year Built: | 2011 |
| Frontage (ft): | 34.76 | Bathrooms: | 4 | Age: | 13 |
| Lot Area: (sq.ft.) | 3,283.00 | Full Baths: | 3 | Zoning: | R-CL |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$6,225.14 |
| Rear Yard Exp: | South | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 028-278-691 |

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|-------------------------|------------------------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 3 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Fibre Cement Board,Other,Wood | Parking Access: | Lane,Rear |
| Foundation: | | Parking: | DetachedGrge/Carport |
| 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,Natural Gas | Property Disc: | No |
| Outdoor Area: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Laminate,Wall/Wall/Mixed,Carpet | Fixtures Rmvd: | No |

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|----------------------------|------------------------------------------------------------------------------------------------|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | Yorkson South |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | LOT 28, PLAN BCP45244, SECTION 25, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Garden,In Suite Laundry,Storage |
| Site Influences: | Central Location,Golf Course Nearby,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | |
| Listing Broker(s): | One Percent Realty Ltd., One Percent Realty Ltd. |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-------------|--------------|
| Main | Kitchen | 16'1 x 9'5 | Above | Bedroom | 11'9 x 11'1 |
| Main | Living Room | 16'1 x 13'5 | Above | Bedroom | 11'11 x 11'9 |
| Main | Dining Room | 12'9 x 10'6 | Bsmt | Kitchen | 9'1 x 8'5 |
| Main | Office | 12'1 x 12' | Bsmt | Living Room | 15'1 x 13'4 |
| Main | Foyer | 11'9 x 11'6 | Bsmt | Bedroom | 11'1 x 10'1 |
| Above | Primary Bedroom | 15'8 x 11'1 | Bsmt | Laundry | 3'9 x 3'4 |
| Above | Walk-In Closet | 10'4 x 10' | Bsmt | Bedroom | 11'3 x 10'9 |

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|--------------------------------|------------|---------------------------|-------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,017 sqft | # Of Rooms: | 14 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,017 sqft | # Of Kitchens: | 2 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Above | 4 | No |
| Finished Floor (Bsmt): | 1,000 sqft | Suite: | Legal Suite | Above | 5 | Yes |
| Finished Floor (Total): | 3,034 sqft | Crawl/Bsmt Height: | | Bsmt | 4 | No |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished,Separate Entry | | | |
| Grand Total: | 3,034 sqft | Beds In Bsmt: | 2 / 5 | | | |
| | | # Of Pets: | | | | |

Executive style 2 storey w/bsmt 3034 sf home on a 3283 sf lot. Absolutely stunning home! Upstairs has your primary w/vaulted ceilings, massive wi closet (used to be the 4th bdrm), 5 piece ensuite. Plus 2 more huge rooms, a main bthrm & laundry room. The main floor has a beautiful foyer, office (or another bdrm) then walk into your entertainers dream kitchen/lvg/dng open concept. The kitchen boasts s/s top of the line appliances (Fulgor Milano stove) quartz & marble c-tops, gas fp, coffered ceilings. A private landscapers delight byard w/a water feature, turf, covered patio leading to your dble garage & apron parking. 1 bdrm legal suite w/separate entry, their own laundry PLUS another bdrm for upstairs use. The curb appeal is spectacular w/another water feature.