

<b>Depth/Size (ft):</b>	40.0	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	47.90	<b>Bathrooms:</b>	3	<b>Age:</b>	35
<b>Lot Area (sq.ft.):</b>	6,286.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R-1A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,975.57
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	011-319-771

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Other,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	Yes

**View:** Yes : Mountain

**Mgmt. Company:**

**Complex / Subdiv:** Forest Hills

**Services Connected:** Electricity,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 34, PLAN NWP78007, SECTION 25, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Air Cond./Central,Barn,In Suite Laundry,Workshop Detached

**Site Influences:** Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed,Vacuum - Built In,Wet Bar

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 15'3	Main	Bedroom	9'0 x 10'1	Below	Storage	3'4 x 12'6
Main	Dining Room	11'0 x 9'0	Below	Workshop	13'0 x 14'4			
Main	Kitchen	11'1 x 10'10	Below	Bedroom	10'6 x 10'10			
Main	Eating Area	7'11 x 8'1	Below	Other	7'7 x 6'3			
Main	Family Room	12'5 x 17'0	Below	Recreation Room	15'1 x 14'8			
Main	Primary Bedroom	12'11 x 12'11	Below	Den	9'1 x 13'4			
Main	Bedroom	10'0 x 10'1	Below	Foyer	5'2 x 8'7			

<b>Finished Floor (Main):</b>	1,449 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>	1	Main	3	No
<b>Finished Floor (Below):</b>	1,117 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None,Other	Below	2	No
<b>Finished Floor (Total):</b>	2,566 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,566 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome to desirable Forest Hills in the Grove. This stunning home is builder/owner so you know nothing was over looked. This home offers 3 great sized bedrooms and 3 bathrooms the pride in ownership shines. This is a not your usual basement entry home its the perfect layout, room for the whole family! So much potential with a walk out basement, suite potential or need more bedrooms easy to do. Enjoy your stunning private deck with mountain views. Which looks down on your perfectly manicured backyard. High end custom finishings.... the list goes on, its a must see! Homes like this don't come up often. Perfect for the commuter in the family easy access to Hwy 1 and Golden Ears.