

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1998
Frontage (ft):	65.00	Bathrooms:	3	Age:	26
Lot Area: (sq.ft.)	18,433.00	Full Baths:	2	Zoning:	SF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,169.54
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	018-525-351

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 5 - 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:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
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:		Fixtures Rmvd:	No

View:	Yes : Mountain View
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 6, PLAN LMP13503, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP19530 ROAD
Amenities:	Air Cond./Central
Site Influences:	Central Location,Golf Course Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 14'4	Below	Bedroom	13'5 x 12'6	Bsmt	Den	12'10 x 20'5
Main	Kitchen	10'11 x 9'11	Below	Bedroom	11'3 x 9'11	Bsmt	Storage	6'6 x 5'8
Main	Dining Room	9'8 x 9'1	Below	Bedroom	13'1 x 9'	Below	Laundry	5'5 x 6'6
Main	Primary Bedroom	14'11 x 12'6	Below	Walk-In Closet	6'4 x 10'9	Below	Storage	5'11 x 11'10
Main	Walk-In Closet	5' x 3'3	Below	Den	13'3 x 10'			
Main	Foyer	6'11 x 6'7	Below	Utility	3' x 12'8			
Below	Family Room	20'6 x 13'9	Bsmt	Family Room	12'10 x 16'10			

Finished Floor (Main):	1,037 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	1,422 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	684 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	3,143 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,143 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to your new home. With plenty of space, this 3 story rancher is nestled in popular Glen Mountain with living room creating lots of natural light from the floor to ceiling windows. Enjoy the view of the mountains while sipping coffee from any of your two large balconies. This immaculate and well maintained home offers 4 bedrooms, 3 washrooms, 3 family rooms and 2 dens. Any of which can be converted to additional bedrooms. This home is situated on a large 1/4 acre, easy maintenance lot with a sloped backyard. Check this home for yourself and you won't want to leave. Roof was replaced in December 2023. OPEN HOUSE SUNDAY 2-4PM