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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 2011 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 13 |
| Lot Area (sq.ft.): | 4,098.00 | Full Baths: | 2 | Zoning: | RES |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$5,901.37 |
| Rear Yard Exp: | North | | | For Tax Year: | 2022 |
| View: | | | | P.I.D.: | 028-165-021 |

| | | | |
|-------------------------|---------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey w/Bsmt.,3 Storey | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed,Vinyl,Wood | 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,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv: HIGHLAND VISTAS

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

Legal: LOT 11, PLAN BCP43944, SECTION 11, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Cul-de-Sac,Private Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage Elite West

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|---------------|-------|---------|-------------|
| Main | Kitchen | 15'8" x 14'2" | Above | Bedroom | 13'6" x 11' |
| Main | Living Room | 18' x 17'7" | Above | Bedroom | 13'6" x 11' |
| Main | Dining Room | 15' x 12'7" | Above | Laundry | 6' x 4' |
| Main | Pantry | 5'6" x 2'6" | | | |
| Main | Foyer | 9'8" x 7'6" | | | |
| Above | Primary Bedroom | 15'8" x 14' | | | |
| Above | Walk-In Closet | 8'5" x 5'6" | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,100 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,011 sqft | # Of Kitchens: | 1 | Above | 5 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Above | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | | Main | 2 | No |
| Finished Floor (Total): | 2,111 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 676 sqft | Basement: | Full | | | |
| Grand Total: | 2,787 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

*** HUGE CUL-DE-SAC LOCATION*** ABSOLUTLEY GREAT NEIGHBOURHOOD!! This two-storey + basement home, is now available!! Modern, open design. 3 huge bedrooms with the master exceeding 16 X 15 wit 5 piece ensuite bath and walk-in closet. The main floor easily offers itself to entertaining family & friends with a gourmet kitchen, granite counters, loads of storage/counterspace w/t a 7.5 ft eating bar, as well as level access to the very private back yard & deck, perfect for summer BBQ's. Basement has roughed in plumbing.. Walking distance sports fields, schools and new elementary school, parks & trails. Don't hesitate, this won't last long. **OPEN HOUSE** Sat, May, 4 2pm-4pm