

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 5	<b>Approx. Year Built:</b> 2003
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 4	<b>Age:</b> 21
<b>Lot Area:</b>	<b>Full Baths:</b> 3	<b>Zoning:</b> CD
<b>Flood Plain:</b>	<b>Half Baths:</b> 1	<b>Gross Taxes:</b> \$4,656.15
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 678.42	<b>For Tax Year:</b> 2023
<b>View:</b>		<b>P.I.D.:</b> 025-734-822

<b>Style of Home:</b> 2 Storey w/Bsmt.	<b>Parking:</b> Total: 4 - Covered: 2
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 2
<b>Exterior:</b> Fibre Cement Board,Mixed,Stone	<b>Parking Access:</b>
<b>Foundation:</b>	<b>Parking:</b> Garage; Double
<b>Rain Screen:</b>	<b>Locker:</b>
<b>Renovations:</b> Partly	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 1 - Fuel: Natural Gas	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Forced Air,Natural Gas	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Tile - Concrete	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Wall/Wall/Mixed	<b>Fixtures Rmvd:</b> No

**View:**

**Mgmt. Company:** Leonis Property Management - 604-575-5474

**Complex / Subdiv:** CAMBRIA

**Services Connected:** Electricity,Natural Gas

**Legal:** STRATA LOT 41 SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS291 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

**Amenities:** Playground

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

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security System,Vaulted Ceiling

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Royal LePage Westgard Realty, Royal LePage Westgard Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 11'11	Above	Bedroom	10'3 x 9'8	Bsmt	Family Room	18'5 x 13'5
Main	Foyer	6'0 x 4'6	Above	Walk-In Closet	8'9 x 5'2	Bsmt	Den	13'4 x 10'9
Main	Dining Room	12'9 x 10'6	Above	Laundry	7'6 x 5'1			
Main	Kitchen	11'3 x 10'5	Above	Bedroom	10'4 x 10'2			
Main	Eating Area	11'7 x 8'5	Bsmt	Bedroom	12'1 x 11'4			
Main	Family Room	15'1 x 12'11	Bsmt	Bedroom	12'7 x 12'1			
Above	Primary Bedroom	15'8 x 12'9	Bsmt	Storage	10'1 x 8'10			

<b>Finished Floor (Main):</b> 1,046 sqft	<b># Of Rooms:</b> 16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 967 sqft	<b># Of Kitchens:</b> 1	Main	2	No
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 3	Bsmt	4	No
<b>Finished Floor (Bsmt):</b> 1,091 sqft	<b>Crawl/Bsmt Height:</b>	Above	4	Yes
<b>Finished Floor (Total):</b> 3,104 sqft	<b>Basement:</b> Fully Finished			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b> 100			
<b>Grand Total:</b> 3,104 sqft	<b># Of Pets:</b>			

Stunning 5BED 4BTH home located in CAMBRIA. With over 3100 square feet, this home has it all! Kitchen features oversized granite island countertop with eating area, white cabinets and plenty of room for entertaining w/walk out patio. Main floor reno in 2020 w/ updated flooring & powder room. AC on main & upper floors. CUSTOM shades/blinds. 3 bdrm up with vaulted ceiling in the master and a large ensuite, with laundry located upstairs too. Basement is massive and perfect for those young adults. 2 bdrm down with a rec room and walk out patio. CAMBRIA is a community within a community. Situated in beautiful Rosemary Heights with great schools (Rosemary Heights Elem & Grandview Secondary) and an easy walk to shops, restaurants, recreation and transport. MUST SEE!