

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	3	<b>Age:</b>	33
<b>Lot Area: (sq.ft.)</b>	7,405.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1A
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,743.89
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	016-030-192

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<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 NonStrata
<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>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : River
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 33, PLAN NWP85352, DISTRICT LOT 458, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Pool; Outdoor
<b>Site Influences:</b>	Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Waterfront Property
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Storage Shed,Swimming Pool Equip.
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 18'3	Above	Primary Bedroom	15' x 14'2
Main	Living Room	14'10 x 13'2	Above	Walk-In Closet	6' x 7'7
Main	Dining Room	10'8 x 11'9	Above	Bedroom	14'10 x 10'7
Main	Family Room	18' x 11'9	Above	Bedroom	9'8 x 11'9
Main	Solarium	13' x 22'8	Above	Bedroom	8'2 x 10'6
Main	Foyer	6'5 x 5'11			
Main	Laundry	5'11 x 8'			

<b>Finished Floor (Main):</b>	1,155 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,080 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	2,235 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,235 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Truly one of a kind 4bed/3bath home backing Hope River with 36X18 heated inground pool. This completely private backyard offers everything you ever want! Large patio with cover for entertaining, storage shed with change room/bathroom, mature landscaping & spacious green space with stunning views of Hope River and surrounding mountains! The main floor offers a formal living & dining room, large kitchen & family room that opens to a spacious sunroom with floor to ceiling windows to take in the view. Upstairs offers 4 bedrooms including a primary suite with walk in & full ensuite. All of this in the prime Little Mountain area, with lots of parking, quiet streets & tons of walking trails throughout. Close to town for all your shopping & minutes to Hwy 1! Call today to view this beautiful home!