

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2000
Frontage (ft):	44.00	Bathrooms:	4	Age:	24
Lot Area (sq.ft.):	4,187.00	Full Baths:	3	Zoning:	RF-G
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,488.80
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	024-048-798

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	
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:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 13, PLAN LMP36837, DISTRICT LOT 244, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 11'	Main	Laundry	7' x 6'	Bsmt	Recreation Room	26'11 x 10'6
Main	Dining Room	12'4 x 11'	Above	Bedroom	11'11 x 10'05			
Main	Kitchen	11'6 x 10'3	Above	Bedroom	11'03 x 10'07			
Main	Eating Area	11'6 x 8'	Above	Bedroom	11' x 9'03			
Main	Family Room	17'9 x 11'	Bsmt	Bedroom	12'10 x 10'09			
Main	Primary Bedroom	13' x 11'11	Bsmt	Bedroom	10'07 x 7'03			
Main	Walk-In Closet	8'4 x 5'	Bsmt	Living Room	22' x 12'10			

Finished Floor (Main):	1,283 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	646 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	1,283 sqft	Suite:	None	Above	5	No
Finished Floor (Total):	3,212 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,212 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

MASTER BEDROOM on the MAIN FLOOR. Situated on quiet street in ROSEMARY HEIGHTS! This 2 storey plus basement home backs onto a greenbelt for extra privacy. Open concept floor plan with great flow! Features include granite countertops, stainless steel appliances, alarm system, built-in vacuum, 2 gas fireplaces. Low maintenance yard, underground sprinkler system, concrete tile roof. Fully finished basement with Separate Entry. Good neighborhood with lots of walking trails, 2 blocks to elementary school, close to shopping areas, and good access to Hwy 99. Open House July 13, Sat 2-4pm.