

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2019
Frontage (ft):	40.00	Bathrooms:	4	Age:	5
Lot Area: (sq.ft.)	3,878.00	Full Baths:	3	Zoning:	R3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,289.13
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	030-324-459

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	
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:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	Riverstone Heights
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT B, PLAN EPP74630, SECTION 1, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'10 x 11'6	Below	Bedroom	15'6 x 11'	Bsmt	Storage	8'5 x 4'7
Main	Dining Room	16'10 x 10'	Below	Bedroom	12'6 x 14'10			
Main	Great Room	16'10 x 11'	Below	Laundry	5'4 x 7'			
Main	Den	7'8 x 8'	Below	Kitchen	20'6 x 9'5			
Main	Primary Bedroom	15'4 x 11'8	Bsmt	Kitchen	10' x 6'			
Main	Walk-In Closet	9'4 x 6'0	Bsmt	Living Room	13' x 12'			
Below	Living Room	14' x 16'5	Bsmt	Bedroom	11' x 11'			

Finished Floor (Main):	1,147 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	3	Main	5	Yes
Finished Floor (Below):	982 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	765 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,894 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,894 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome home to this stunning customized 3 level home with 3 separate kitchens & living spaces in highly sought after Riverstone Heights. Over \$100,000 spent in upgrades. This one of a kind multifamily property is minutes away from Cultus Lake, hiking trails, Vedder River & Garrison Crossing. Beautiful open concept main floor features expansive breakfast bar, stainless appliances, gas fireplace, stunning wood beams with glass enclosed balcony offering cozy electric fireplace. Master on the main has large fitted WIC with huge ensuite & heated flooring. The lower level features a spacious 2 bed suite with private entrance & entertainers deck. The ground level is complete with a large one bed garden suite with private patio. Enjoy the outdoor firepit, A/C, double car garage and full driveway.