

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1999
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	4	<b>Age:</b>	25
<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>	\$5,962.74
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	730.79	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	025-757-466

<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>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	96 - Total Units in Strata: 96
<b># of Fireplaces:</b>	4 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	
<b>Mgmt. Company:</b>	Goddard and Smith - 604-534-7974
<b>Complex / Subdiv:</b>	wedgewood
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 92 SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3678 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House
<b>Site Influences:</b>	Adult Oriented, Central Location, Gated Complex, Golf Course Dev., Private Setting, Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Not Allowed
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey), Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Gym	21'10 x 12'4	Main	Laundry	10'0 x 5'4
Bsmt	Wine Room	22'3 x 13'9	Main	Living Room	23'7 x 19'1
Bsmt	Games Room	22'7 x 17'1	Main	Dining Room	18'9 x 13'0
Bsmt	Storage	13'10 x 12'5	Main	Kitchen	19'9 x 10'0
Bsmt	Utility	6'3 x 5'6	Above	Bedroom	13'6 x 12'6
Main	Primary Bedroom	15'2 x 12'6	Above	Bedroom	14'0 x 11'7
Main	Walk-In Closet	8'9 x 5'10	Above	Den	12'6 x 8'4

<b>Finished Floor (Main):</b>	1,685 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	735 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	1,685 sqft	<b># Of Levels:</b>	3	Below	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Main	2	No
<b>Finished Floor (Total):</b>	4,105 sqft	<b>Basement:</b>	Full			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	4,105 sqft	<b># Of Pets:</b>	2 -			

FULLY RENO'D LIKE NEW in WEDGEWOOD. A community w/in a community, beside Morgan Creek GC. This 3 bed 3.5 bath has been fully redone by Jaheny custom builders & Lepik design & is the perfect mix of contemporary design w/ luxury finishes. Master on the main, connected to open concept kitchen and living/dining room w/ top of the line appliances & lighting. Quartz countertops, engineered HW and wool carpeting through home. Basement is a hosts dream, w/ full wetbar, DW & fridge, along w/ fully built in wine cellar for wine lovers. Workout in the gym or enjoy a cigar in the ventilated cigar room. Location is second to none, private backyard with gated entrance off of 36th ave. Backyard hosts a water feature, and home consists of double garage w/ epoxy flooring & storage. Dont miss this home!!