

Depth/Size (ft):	60	Bedrooms:	5	Approx. Year Built:	2015
Frontage (ft):	40.00	Bathrooms:	4	Age:	9
Lot Area: (sq.ft.)	2,482.92	Full Baths:	3	Zoning:	R2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,425.14
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	700-013-662

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone,Wood	Parking Access:	Front,Rear
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community	Title to Land:	Leasehold not prepaid-NonStrata
Fuel/Heating:	Heat Pump,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 703 NEW WESTMINSTER LAND DISTRICT, LEASE CULTUS LAKE PARK

Amenities: Sauna/Steam Room

Site Influences: Golf Course Nearby,Lane Access,Marina Nearby

Features: Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert

Bylaw Restrict:

Listing Broker(s): Rennie & Associates Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 9'4	Above	Bedroom	11'5 x 13'8
Main	Dining Room	16'3 x 11'4	Above	Bedroom	10'10 x 11'1
Main	Kitchen	14'10 x 4'4	Bsmt	Kitchen	15'5 x 8'8
Main	Den	10'2 x 10'2	Bsmt	Dining Room	15'5 x 4'8
Main	Office	14'4 x 8'	Bsmt	Living Room	13'8 x 10'4
Main	Laundry	7' x 8'7	Bsmt	Bedroom	13'8 x 10'1
Above	Primary Bedroom	12'4 x 16'	Bsmt	Bedroom	9'11 x 10'11

Finished Floor (Main):	994 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	950 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	959 sqft	Suite:	Unauthorized Suite	Above	5	No
Finished Floor (Total):	2,903 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,903 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to this meticulously maintained 3 level home situated in the heart of Cultus Lake. The main level features a beautiful and bright living room with 20-foot ceilings and expansive windows. Open-concept kitchen with gas stove and stainless steel appliances, den, half bath and laundry room. Upstairs, you'll find the primary bedroom with ensuite, 2 generous sized bedrooms, each with it's own sundeck, and another full bath with double sinks. The basement boasts a large, fully self contained 2 bedroom guest suite with it's own laundry and separate entry. Airbnb potential in an area exempt from the new short term rental restrictions. Priced below assessed value. Just steps to the Lake, Waterslides, Adventure Park and Cultus Lake Community school.