

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>	40.00	<b>Bathrooms:</b>	4	<b>Age:</b>	11
<b>Lot Area: (sq.ft.)</b>	38,768.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	S20
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,791.53
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	028-483-472

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 10 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open,RV Parking Avail.
<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>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	OYAMA ESTATES
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 21 SECTION 19 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN BCP47226
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 13'	Main	Pantry	4' x 7'
Main	Dining Room	9' x 13'	Above	Primary Bedroom	15' x 16'
Main	Great Room	13' x 14'6"	Above	Walk-In Closet	5' x 7'
Main	Bedroom	11'6" x 15'	Above	Bedroom	11'6" x 16'
Main	Den	9' x 11'	Above	Bedroom	12' x 14'6"
Main	Foyer	6'6" x 12'	Bsmt	Recreation Room	15' x 32'
Main	Laundry	10' x 11'			

<b>Finished Floor (Main):</b>	1,582 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,064 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,117 sqft	<b># Of Levels:</b>	3	Above	5	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	3,763 sqft	<b>Crawl/Bsmt Height:</b>		Below	2	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	3,763 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Located in Desirable Oyama Estates, this 3 Level, Custom Built Home is sure to please anyone. Surrounded by Nature and Top End Construction throughout the neighborhood. Sitting on a .89 Acre Lot that is steps away for Mission's Sports Park. Great Room design on the Main Floor with Custom Cabinetry in the Kitchen & Stainless Steel Appliances. This place is designed for Entertaining, inside & out! The Backyard backs onto a Protected Forest & has tons of space for outdoor fun and relaxing. The home has all of the luxuries and extras one wish for including A/C, Hot Water on Demand, etc. Tons of parking for your toys in the large garage and wide driveway. Call to Book your appointment to View this Exclusive Home anytime.