

<b>Depth/Size (ft):</b>	158 irreg	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>	26.00	<b>Bathrooms:</b>	4	<b>Age:</b>	28
<b>Lot Area: (sq.ft.)</b>	7,276.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RES
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,008.27
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	019-159-099

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Bakerview
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	LOT 16, PLAN LMP21721, PART SE1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Greyfriars Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 12'9	Above	Walk-In Closet	9'11 x 6'5
Main	Dining Room	13' x 10'5	Above	Bedroom	10'6 x 11'
Main	Kitchen	11'8 x 11'4	Above	Bedroom	11'1 x 13'1
Main	Family Room	24'11 x 13'4	Bsmt	Bedroom	10' x 13'1
Main	Den	11' x 9'5	Bsmt	Recreation Room	35'3 x 22'1
Main	Laundry	9'6 x 7'6	Bsmt	Utility	13' x 9'9
Above	Primary Bedroom	14'7 x 17'3	Bsmt	Storage	7'5 x 3'7

<b>Finished Floor (Main):</b>	1,306 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	957 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,384 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	3,647 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	3,647 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Welcome to Bakerview in Southern Aldergrove. A quiet exclusive subdivision full of owner pride and only minutes to Shopping and local Schools. This large 3647 sq.ft. 2 Storey plus full Basement home has room for everyone with 4 Bedrooms, including a large Primary suite with a 5 pce Ensuite and Walk-in Closet,3 fireplaces, B/I vacuum, a Den on the main floor, a FULL Basement fully finished with a Games room, Bedroom and full Bathroom. The main floor is perfect for entertaining with a large Kitchen family area along the back over looking a beautiful back yard with retaining walls and mature landscaping and 24 x 16 Patio. Over sized Garage 19 x 22'9 with EV charger and unique access to the basement. 8x10 Wired Shed. Roof only 5 years old. Seller motivated. Make an offer !