

Depth/Size (ft):	158 irreg	Bedrooms:	4	Approx. Year Built:	1996
Frontage (ft):	26.00	Bathrooms:	4	Age:	28
Lot Area: (sq.ft.)	7,276.00	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,277.09
Rear Yard Exp:	North			For Tax Year:	2024
View:	No			P.I.D.:	019-159-099

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - 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),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

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

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

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

Welcome to this stunning home located in the sought-after Exclusive Bakerview subdivision of Southern Aldergrove. Spanning 3,647 sq.ft., this spacious residence features four bedrooms, including a luxurious primary suite complete with a five-piece ensuite and a walk-in closet. The main floor is designed for entertaining, boasting a large kitchen and family area that opens up to a beautifully landscaped backyard with retaining walls and a generous 24 x 16 patio. The fully finished basement offers a games room, an additional bedroom, and a full bathroom, presenting excellent space for growing family, guests or young adults still at home. Other highlights include a den on the main floor, an oversized garage with unique basement access, and an 8 x 10 shed. With a roof just five year