

Depth/Size (ft):	77.75	Bedrooms:	6	Approx. Year Built:	2008
Frontage (ft):	44.62	Bathrooms:	5	Age:	16
Lot Area: (sq.ft.)	3,469.20	Full Baths:	4	Zoning:	R-CL
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,243.10
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	027-029-085

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	YORKSON
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 9, PLAN BCP28689, SECTION 25, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 15'11	Above	Walk-In Closet	10'6 x 4'2	Bsmt	Bedroom	14'0 x 9'9
Main	Dining Room	10'0 x 10'7	Above	Bedroom	11'9 x 10'8	Bsmt	Bedroom	15'10 x 11'4
Main	Kitchen	10'7 x 16'3	Above	Bedroom	12'11 x 12'11	Bsmt	Storage	8'10 x 6'10
Main	Office	11'4 x 13'5	Above	Bedroom	12'3 x 10'4	Bsmt	Utility	12'4 x 6'9
Main	Foyer	5'8 x 10'9	Bsmt	Living Room	20'1 x 15'11			
Above	Primary Bedroom	20'10 x 13'0	Bsmt	Kitchen	9'0 x 9'11			

Finished Floor (Main):	1,168 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,243 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,159 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	3,570 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Bsmt	3	No
Grand Total:	3,570 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Fantastic family home w/ an greatroom flr plan offering 3570 of thoughtfully laid out sq ft! The office / flex space is perfect if working from home & includes beautiful built ins/ storage. Kitchen has more cabinetry than you could possibly need, an island/prep space, pantry & S/S appliances inc brand new gas range! The casual dining area opens to the spacious family rm for tv time. Step out to the covered deck for year round barbeques! Low maintenance PRIVATE west facing yard w/ multiple seating areas backs onto park/ Lynn Fripps! Head up to the 4 well sized bdrms AND 3 bthrms ~ french doors lead to massive primary retreat w/ walk in closet & 5 pc ensuite. Down boasts a stunning 2 bdrm suite w/ new bthrm, storage & separate entrance. Shopping, restaurants, schools all outside your door!