

<b>Depth/Size (ft):</b>	80	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>	52.00	<b>Bathrooms:</b>	4	<b>Age:</b>	18
<b>Lot Area: (sq.ft.)</b>	4,263.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RF-12
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,979.60
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	026-626-934

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - 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>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Composite	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 2, PLAN BCP22773, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vaulted Ceiling

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 13'2	Above	Walk-In Closet	5'2 x 8'10	Bsmt	Bedroom	16'4 x 12'9
Main	Dining Room	19'8 x 10'5	Above	Bedroom	11'7 x 12'11	Bsmt	Storage	8'2 x 6'4
Main	Kitchen	10'6 x 15'1	Above	Bedroom	11'7 x 14'1			
Main	Eating Area	9'7 x 11'5	Above	Laundry	7'4 x 6'7			
Main	Family Room	17'5 x 14'3	Above	Walk-In Closet	3'5 x 4'9			
Main	Foyer	5'9 x 7'3	Bsmt	Study	16'3 x 13'1			
Above	Primary Bedroom	14'5 x 16'11	Bsmt	Recreation Room	22'3 x 14'5			

<b>Finished Floor (Main):</b>	1,266 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,196 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>	1,251 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	3,713 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft		Full,Fully			
<b>Grand Total:</b>	3,713 sqft	<b>Basement:</b>	Finished,Separate			
			Entry			
		<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Welcome to Foxridge family home in Rosemary Heights!South facing living and dining room with large windows, high ceiling and hardwood flooring, kitchen has quality cabinets, s/s appliances, granite countertops and island plus cozy family room and nice backyard with patio. Upper level offering spacious primary bedroom, WIC, 5-piece ensuite plus 2 more bedrooms, shared bath & large flex/den for office space.Basement is fully finished with huge rec-room, 1 bdrm,1 game room and one full bathroom, separate entrance, lots of room for an in-law suite, just waiting for your ideas. Walking distance to different levels of schools, daycare, community centre, shops, transit, golf Course and easy access to highway 99. Open house June 29 Sat 2-4PM