

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2011
Frontage (ft):	31.00	Bathrooms:	4	Age:	13
Lot Area: (sq.ft.)	2,848.00	Full Baths:	3	Zoning:	RF-9C
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,585.66
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	028-006-216

Style of Home:	Reverse 2 Storey w/Bsmt	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Lane,Rear
Foundation:		Parking:	Add. Parking Avail.,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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No : PARK
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 10, PLAN BCP41784, SECTION 22, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty Ltd., Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 7'2	Above	Bedroom	11'6 x 10'9
Main	Living Room	13' x 15'2	Bsmt	Bedroom	11'9 x 11'11
Main	Dining Room	14'6 x 8'10	Bsmt	Kitchen	12'8 x 8'8
Main	Kitchen	14'6 x 13'3	Bsmt	Living Room	15'5 x 11'9
Main	Den	5'5 x 6'6	Bsmt	Storage	5'2 x 9'1
Above	Primary Bedroom	14'9 x 12'9			
Above	Bedroom	9'10 x 9'1			

Finished Floor (Main):	883 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	878 sqft	# Of Kitchens:	2	Above	5	Yes
Finished Floor (Below):	867 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	2	No
Finished Floor (Total):	2,628 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,628 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Are you in the market for a new home that offers both comfort and convenience? Look no further than this stylish, modern house with 4 beds and 4 baths, located just across from a beautiful park. Built in 2011, this classic yet contemporary home has all the features you could want and more. As you step inside, you'll be greeted by an open-concept main floor that is perfect for entertaining guests or spending time with family. The spacious living room flows seamlessly into the dining area and gourmet kitchen, which features plenty of counter space for meal prep. Upstairs, you'll find three bedrooms, and two bathrooms. This house has an unauthorized suite downstairs, with it's own entrance.