

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	4	Age:	4
Lot Area: (sq.ft.)	3,686.00	Full Baths:	3	Zoning:	R-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$8,064.51
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	030-658-560

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Front
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:	Baseboard, Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s), Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 47, PLAN EPP88213, DISTRICT LOT 403, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Sprinkler - Fire

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 19'5	Above	Bedroom	12'0 x 10'1	Bsmt	Laundry	3'6 x 3'6
Main	Kitchen	9'8 x 17'0	Above	Bedroom	11'6 x 10'9			
Main	Dining Room	17'2 x 9'5	Above	Laundry	5'10 x 7'2			
Main	Foyer	8'2 x 7'10	Bsmt	Kitchen	10'7 x 12'5			
Above	Primary Bedroom	14'9 x 14'1	Bsmt	Dining Room	7'7 x 7'5			
Above	Walk-In Closet	5'10 x 8'1	Bsmt	Bedroom	15'2 x 11'9			
Above	Bedroom	12'5 x 10'9	Bsmt	Bedroom	11'1 x 10'1			

Finished Floor (Main):	1,010 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,260 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	979 sqft	Suite:	Licensed Suite	Above	5	No
Finished Floor (Total):	3,249 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished, Separate Entry			
Grand Total:	3,249 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Welcome to Roslyn Ridge by Morningstar family oriented home located right next door to a new park with easy access to extensive trail networks and spectacular Kanaka Park just minutes away! This magnificent 3249 sq.ft home has 6 bedrooms 3.5 bathroom in a quiet cult sac, it offers a beautiful exterior with accents of stone, shingles & wood while interiors boast wide plank laminate, rich quartz counters, SS appliances plus W/D. Soaring 10' ceilings, huge windows, enormous kitchen island, master ensuite has massive glass shower with luxurious window seat. Double car garage & fully fenced backyard. Basement suite is a 2 bedroom licensed TRU with separate entrance. This premium location provides easy access to all major thoroughfares and amenities!