

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	3,207.65	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	032-128-479

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Harrison Highlands by Vesta Properties
<b>Services Connected:</b>	Community,Electricity,Water
<b>Legal:</b>	LOT 20 SECTION 24 TOWNSHIP 3 RANGE 29 AND 30 WEST OF THE 6TH MERIDIANNEW WESTMINSTER DISTRICT PLAN EPP130493
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Rural Setting,Ski Hill Nearby
<b>Features:</b>	Air Conditioning,Dishwasher,Microwave,Refrigerator,Security - Roughed In,Stove,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'1 x 11'	Abv Main 2	Walk-In Closet	5'8 x 5'3
Main	Dining Room	12' x 11'	Abv Main 2	Other	12'1 x 10'7
Main	Great Room	14'1 x 12'6	Abv Main 2	Laundry	6'5 x 5'8
Main	Other	10' x 8'	Abv Main 2	Bedroom	12'1 x 11'
Bsmt	Porch (enclosed)	9' x 5'	Abv Main 2	Bedroom	10'8 x 9'
Abv Main 2	Primary Bedroom	14'1 x 12'7			

<b>Finished Floor (Main):</b>	775 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	955 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	1,730 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,730 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

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