

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	3	Age:	0
Lot Area: (sq.ft.)	3,535.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	032-128-495

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

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	Harrison Highlands by Vesta Properties
Services Connected:	Community,Electricity,Water
Legal:	LOT 22 SECTION 24 TOWNSHIP 3 RANGE 29 AND 30 WEST OF THE 6TH MERIDIANNEW WESTMINSTER DISTRICT PLAN EPP130493
Amenities:	Air Cond./Central
Site Influences:	Golf Course Nearby,Recreation Nearby,Rural Setting,Ski Hill Nearby
Features:	Air Conditioning,Dishwasher,Microwave,Refrigerator,Security - Roughed In,Stove,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'1 x 8'5	Abv Main 2	Walk-In Closet	4'11 x 5'8
Main	Dining Room	16'1 x 9'	Abv Main 2	Laundry	5'8 x 6'5
Main	Great Room	13'7 x 13'1	Abv Main 2	Bedroom	9'5 x 9'7
Main	Patio	9' x 6'	Abv Main 2	Primary Bedroom	13'1 x 11'11
Main	Porch (enclosed)	9' x 5'	Abv Main 2	Walk-In Closet	7'11 x 8'8
Abv Main 2	Primary Bedroom	12'3 x 10'4			

Finished Floor (Main):	826 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	941 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	1,767 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,767 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Come live where nature intended nestled in the mountains where time slows down, natural beauty surrounds you. Located in one of the most stunning communities in Kent, Harrison Highlands offers you access to networks of trails just steps from your door in the majestic Harrison area Whether you hike, bike, or simply want to just take it all in, the beauty of nature and traditional living radiates throughout. The Harlequin 2, 1,767 sqft 1/2 duplex comes w/3 bdms, 3 bthrms w/laundry upstairs, A/C, Fenced yrd, SS Kitchen appliances. We have MOVE-IN READY homes & homes w/ options still. Show Homes open Wed-Sun 11-4 For Directions Punch in: Highlands Blvd Kent, BC (addresses aren't in Google Maps yet) Summer incentive, get \$20k off (July/August firm sales only)