

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   | 120      | <b>Bedrooms:</b>   | 6 | <b>Approx. Year Built:</b> | 2011        |
| <b>Frontage (ft):</b>     | 46.00    | <b>Bathrooms:</b>  | 5 | <b>Age:</b>                | 13          |
| <b>Lot Area: (sq.ft.)</b> | 6,027.00 | <b>Full Baths:</b> | 4 | <b>Zoning:</b>             | SFD         |
| <b>Flood Plain:</b>       | No       | <b>Half Baths:</b> | 1 | <b>Gross Taxes:</b>        | \$6,376.65  |
| <b>Rear Yard Exp:</b>     |          |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>              | No       |                    |   | <b>P.I.D.:</b>             | 027-580-946 |

|                         |                           |                         |                    |
|-------------------------|---------------------------|-------------------------|--------------------|
| <b>Style of Home:</b>   | 2 Storey w/Bsmt.          | <b>Parking:</b>         |                    |
| <b>Construction:</b>    | Frame - Wood              | <b>Covered Parking:</b> |                    |
| <b>Exterior:</b>        | Mixed,Stone,Vinyl         | <b>Parking Access:</b>  |                    |
| <b>Foundation:</b>      |                           | <b>Parking:</b>         | Garage; Double     |
| <b>Rain Screen:</b>     |                           | <b>Locker:</b>          |                    |
| <b>Renovations:</b>     |                           | <b>Units in Dev:</b>    |                    |
| <b># of Fireplaces:</b> | 1 - 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,Heat Pump      | <b>Property Disc:</b>   | Yes                |
| <b>Outdoor Area:</b>    | Balcny(s) Patio(s) Dck(s) | <b>PAD Rental:</b>      |                    |
| <b>Type of Roof:</b>    | Asphalt                   | <b>Fixtures Leased:</b> | No                 |
| <b>Floor Finish:</b>    | Hardwood,Carpet           | <b>Fixtures Rmvd:</b>   | No                 |

|                            |  |
|----------------------------|--|
| <b>View:</b>               | No   |
| <b>Mgmt. Company:</b>      |  |
| <b>Complex / Subdiv:</b>   |  |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water                     |
| <b>Legal:</b>              | LOT 21, PLAN BCP36802, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT |
| <b>Amenities:</b>          |  |
| <b>Site Influences:</b>    |  |
| <b>Features:</b>           | Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Swimming Pool Equip.              |
| <b>Bylaw Restrict:</b>     |  |
| <b>Listing Broker(s):</b>  | RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty               |

| Floor | Type            | Dimensions   | Floor | Type        | Dimensions  | Floor | Type        | Dimensions   |
|-------|-----------------|--------------|-------|-------------|-------------|-------|-------------|--------------|
| Main  | Kitchen         | 13'8 x 8'11  | Above | Bedroom     | 14'4 x 11'1 | Bsmt  | Gym         | 10'8 x 12'   |
| Main  | Eating Area     | 12'10 x 10'7 | Above | Bedroom     | 11' x 10'6  | Bsmt  | Dining Room | 11'3 x 6'9   |
| Main  | Living Room     | 12'8 x 18'11 | Above | Bedroom     | 11'10 x 10' | Bsmt  | Family Room | 12'10 x 29'5 |
| Main  | Dining Room     | 12'2 x 15'8  | Bsmt  | Kitchen     | 11'3 x 7'8  | Bsmt  | Steam Room  | 9'6 x 4'8    |
| Main  | Foyer           | 5'8 x 6'5    | Bsmt  | Living Room | 11'3 x 9'5  | Main  | Patio       | 41'3 x 14'2  |
| Main  | Laundry         | 14'11 x 5'8  | Bsmt  | Bedroom     | 11' x 15'4  | Main  | Patio       | 14'5 x 28'1  |
| Above | Primary Bedroom | 17'1 x 13'2  | Bsmt  | Bedroom     | 10'8 x 12'  |       |             |              |

|                                |            |                           |                                    |                       |                    |                 |
|--------------------------------|------------|---------------------------|------------------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,422 sqft | <b># Of Rooms:</b>        | 20                                 | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 1,166 sqft | <b># Of Kitchens:</b>     | 2                                  | Main                  | 2                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 3                                  | Below                 | 3                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 1,427 sqft | <b>Suite:</b>             | Unauthorized Suite                 | Above                 | 3                  | No              |
| <b>Finished Floor (Total):</b> | 4,015 sqft | <b>Crawl/Bsmt Height:</b> |                                    | Above                 | 3                  | No              |
| <b>Unfinished Floor:</b>       | 0 sqft     |                           |                                    | Above                 | 5                  | Yes             |
| <b>Grand Total:</b>            | 4,015 sqft | <b>Basement:</b>          | Full,Fully Finished,Separate Entry |                       |                    |                 |
|                                |            | <b>Beds In Bsmt:</b>      | 2 / 6                              |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |                                    |                       |                    |                 |

Welcome to your dream abode! This meticulously maintained 6-bedroom, 5-bathroom haven sprawls across 4015 square feet, embodying luxury and comfort. Nestled in a prime location, it boasts convenience with shopping and banking within walking distance. Bathed in sunlight, its south-facing backyard beckons for leisurely afternoons by the sparkling swimming pool. Step inside to discover a harmonious blend of elegance and functionality. And to top it off, a spacious two-bedroom suite offers versatility and additional space for guests or rental income. Your oasis awaits, where every detail exudes excellence.