

|                    |          |             |   |                     |             |
|--------------------|----------|-------------|---|---------------------|-------------|
| Depth/Size (ft):   | 110.12   | Bedrooms:   | 3 | Approx. Year Built: | 1989        |
| Frontage (ft):     | 60.08    | Bathrooms:  | 3 | Age:                | 35          |
| Lot Area: (sq.ft.) | 6,622.55 | Full Baths: | 3 | Zoning:             | R558        |
| Flood Plain:       | No       | Half Baths: | 0 | Gross Taxes:        | \$3,372.16  |
| Rear Yard Exp:     |          |             |   | For Tax Year:       | 2023        |
| View:              | No       |             |   | P.I.D.:             | 005-291-046 |

|                  |   |                  |                       |
|------------------|---|------------------|-----------------------|
| Style of Home:   | Basement Entry                          | Parking:         | Total: 6 - Covered: 2 |
| Construction:    | Frame - Wood                            | Covered Parking: | 2                     |
| Exterior:        | Brick,Mixed,Vinyl                       | Parking Access:  | Front                 |
| Foundation:      |   | Parking:         | 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:    | Natural Gas                             | Property Disc:   | Yes                   |
| Outdoor Area:    | Fenced Yard,Patio(s),Patio(s) & Deck(s) | PAD Rental:      |                       |
| Type of Roof:    | Asphalt                                 | Fixtures Leased: | No                    |
| Floor Finish:    | Laminate                                | Fixtures Rmvd:   | No                    |

|                     |  |
|---------------------|--|
| View:               | No   |
| Mgmt. Company:      |  |
| Complex / Subdiv:   |  |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water   |
| Legal:              | LOT 474 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 55153                                     |
| Amenities:          | Swirlpool/Hot Tub  |
| Site Influences:    |  |
| Features:           | Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Fireplace Insert,Hot Tub Spa/Swirlpool |
| Bylaw Restrict:     |  |
| Listing Broker(s):  | RE/MAX Magnolia  |

| Floor | Type            | Dimensions  | Floor | Type    | Dimensions  |
|-------|-----------------|-------------|-------|---------|-------------|
| Main  | Living Room     | 16' x 12'5  | Bsmt  | Storage | 11'8 x 10'8 |
| Main  | Kitchen         | 13'5 x 11'9 | Bsmt  | Laundry | 20'2 x 11'8 |
| Main  | Dining Room     | 9' x 9'     |       |         |             |
| Main  | Primary Bedroom | 12'3 x 12'  |       |         |             |
| Main  | Bedroom         | 12'5 x 9'   |       |         |             |
| Main  | Bedroom         | 12'1 x 9'3  |       |         |             |
| Bsmt  | Recreation Room | 10'8 x 20'3 |       |         |             |

|                         |            |                    |       |                |             |          |
|-------------------------|------------|--------------------|-------|----------------|-------------|----------|
| Finished Floor (Main):  | 1,150 sqft | # Of Rooms:        | 9     | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft     | # Of Kitchens:     | 1     | Main           | 3           | Yes      |
| Finished Floor (Below): | 0 sqft     | # Of Levels:       | 2     | Main           | 3           | No       |
| Finished Floor (Bsmt):  | 880 sqft   | Suite:             | None  |                |             |          |
| Finished Floor (Total): | 2,030 sqft | Crawl/Bsmt Height: |       |                |             |          |
| Unfinished Floor:       | 0 sqft     | Basement:          | None  |                |             |          |
| Grand Total:            | 2,030 sqft | Beds In Bsmt:      | 0 / 3 |                |             |          |
|                         |            | # Of Pets:         |       |                |             |          |

Welcome to your dream home! Perfectly situated near all essential amenities and close to excellent schools, this beautiful house offers everything you need for comfortable and luxurious living. The bright, stunning kitchen is a chef's delight, perfect for preparing family meals or entertaining guests. Explore the gorgeous gardens, a peaceful oasis ideal for relaxation or family gatherings. Enjoy the detached barbecue lounge, perfect for summer cookouts, and unwind in the hot tub overlooking the serene garden. Entertain around the deck's built-in fire pit and grow your own vegetables in the raised beds. Recently updated with a new furnace, hot water heater, and PEX plumbing. The double garage provides ample space for your cars or a workshop. This home is a beautiful summer haven!