

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>	36.00	<b>Bathrooms:</b>	3	<b>Age:</b>	9
<b>Lot Area: (sq.ft.)</b>	4,387.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,505.16
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	175.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-581-028

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Metal	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 3, PLAN EPS2107, SECTION 5, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central,Garden,Storage
<b>Site Influences:</b>	Cul-de-Sac,Gated Complex
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Storage Shed
<b>Bylaw Restrict:</b>	No Restrictions,Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 19'2	Below	Bedroom	12'4 x 12'1
Main	Kitchen	15'2 x 9'6	Below	Bedroom	12'4 x 11'11
Main	Dining Room	17' x 7'6	Below	Storage	21'7 x 28'3
Main	Primary Bedroom	12'4 x 17'10	Main	Walk-In Closet	6'10 x 6'11
Main	Den	9'9 x 8'10	Main	Solarium	15'8 x 7'4
Main	Laundry	9'9 x 4'9			
Below	Family Room	21'7 x 23'4			

<b>Finished Floor (Main):</b>	1,213 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	1,132 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	3	No
<b>Finished Floor (Total):</b>	2,345 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Separate Entry			
<b>Grand Total:</b>	2,345 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Immaculate VIEW RANCHER W/ FULL BSMT in the prestigious gated community of Benchley Creek with PRIMARY ON MAIN! Beautiful FRASER VALLEY& mountain VIEWS from your living room! This 3 bdrm PLUS office home awaits! Main floor features a SPACIOUS ACCESSABLE OPEN CONCEPT layout w/ vaulted ceilings, Central air/Hotwater on demand (NEW), gas fireplace, glass solarium main deck (New), custom walk in closet (primary), main floor laundry room with custom cabinets. Downstairs you will find a oversized family room (room to suite) 2 more bedrooms, 4piece bath, BONUS Extra large unfinished storage room (possible theatre room??) Walk out basement w/deck fully fenced with side access and VIEWS! Bareland strata-You own your Lot! Pets welcome No Size restrictions!!