

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

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

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	Air Cond./Central,Garden,Storage
Site Influences:	Cul-de-Sac,Gated Complex
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Storage Shed
Bylaw Restrict:	No Restrictions,Pets Allowed,Rentals Allowed
Listing Broker(s):	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			

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