

<b>Depth/Size (ft):</b>	50.9	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2018
<b>Frontage (ft):</b>	62.01	<b>Bathrooms:</b>	4	<b>Age:</b>	6
<b>Lot Area (sq.ft.):</b>	13,678.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	SR
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,825.20
<b>Rear Yard Exp:</b>	Northwest			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-954-614

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 7 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<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>	Baseboard,Forced Air,Natural Gas	<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>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Valley
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 32, PLAN EPP64954, LEGAL SUBDIVISION 11, SECTION 27, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry,Storage
<b>Site Influences:</b>	Golf Course Nearby,Paved Road,Private Setting,Private Yard,Recreation Nearby,Treed
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Pantry,Security - Roughed In,Smoke Alarm,Storage Shed,Vacuum - Built In,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	Bedroom	14'9 x 11'0	<b>Main</b>	Kitchen	17'1 x 12'4	<b>Below</b>	Recreation Room	17'3 x 19'3
<b>Above</b>	Bedroom	14'9 x 10'9	<b>Bsmt</b>	Pantry	6'4 x 5'5	<b>Below</b>	Storage	8'3 x 7'3
<b>Above</b>	Bedroom	14'9 x 11'0	<b>Main</b>	Laundry	8'11 x 6'5	<b>Below</b>	Living Room	13'7 x 13'1
<b>Main</b>	Foyer	12'2 x 9'5	<b>Main</b>	Primary Bedroom	14'0 x 12'11	<b>Below</b>	Kitchen	13'6 x 10'2
<b>Bsmt</b>	Great Room	19'7 x 18'11	<b>Main</b>	Walk-In Closet	9'0 x 5'0	<b>Below</b>	Bedroom	13'6 x 12'3
<b>Main</b>	Dining Room	18'8 x 10'5	<b>Main</b>	Patio	14'7 x 11'6	<b>Below</b>	Storage	10'1 x 5'0
						<b>Below</b>	Patio	15'0 x 12'0

<b>Finished Floor (Main):</b>	1,505 sqft	<b># Of Rooms:</b>	19	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	805 sqft	<b># Of Kitchens:</b>	2	Above	4	No
<b>Finished Floor (Below):</b>	1,470 sqft	<b># Of Levels:</b>	3	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Main	5	Yes
<b>Finished Floor (Total):</b>	3,780 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,780 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

LOCATION, LOCATION, LOCATION. Nature everywhere, yet you are still close to everything. 8 minute drive to malls brings you back to this beauty. 4 bdrm dream home backing onto forest. Master on the main looks onto your oversized, fenced yard. 2 storeys with basement, provides a walkout 1 bdrm suite. Walking through the front door allows your eyes to wonder to high ceiling, very comfy family space along with dining area, kitchen, powder room, laundry room, and master. Upstairs you find LARGE secondary bedrooms, storage and open flex space for your needs. Main home also has private access to a space in the lower floor that may be used for gym, rec room or whatever your family desires. Separate outside access to the walk out suite, as well you could access from inside if you preferred. Great