

Depth/Size (ft):	131.9	Bedrooms:	5	Approx. Year Built:	2015
Frontage (ft):	69.80	Bathrooms:	4	Age:	9
Lot Area: (sq.ft.)	8,968.00	Full Baths:	3	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,269.09
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	007-464-690

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 17, BLOCK 8, PLAN NWP21553, DISTRICT LOT 401 , GROUP 1, NEW WESTMINSTER LAND DISTRICT, & BLK 9
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Microwave,Security System,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'5 x 9'11	Above	Primary Bedroom	15'11 x 12'4	Bsmt	Recreation Room	9'11 x 14'6
Main	Family Room	17'5 x 17'5	Abv Main 2	Walk-In Closet	10'7 x 8'6	Bsmt	Storage	20' x 6'
Main	Kitchen	14'1 x 22'6	Above	Bedroom	10'4 x 11'0	Bsmt	Living Room	14'7 x 17'2
Main	Office	10'5 x 15'4	Abv Main 2	Bedroom	10'7 x 12'2	Bsmt	Kitchen	17'11 x 4'10
Main	Pantry	4'11 x 3'7	Abv Main 2	Bedroom	9'11 x 10'11	Bsmt	Bedroom	14'5 x 11'9
Main	Foyer	12'10 x 4'5	Abv Main 2	Laundry	5'4 x 5'11	Bsmt	Walk-In Closet	4'10 x 4'2
						Bsmt	Laundry	11'5 x 6'11

Finished Floor (Main):	1,249 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,182 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	936 sqft	Suite:	Unauthorized Suite	Above	5	Yes
Finished Floor (Total):	3,367 sqft	Crawl/Bsmt Height:		Bsmt	4	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,367 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Looking for a home with the "wow" factor? This is it! West Coast inspired, beautifully designed 2 storey w/ bsmt home offering 3367 of thoughtfully planned sq ft. Stunning contemporary kitchen w/ massive island, high gloss cabinetry mixed w/ warm rich tones. Windows span the back of the home making the stunning views easily enjoyed! Step out to the covered deck & your low maintenance landscaped private yard w/ view of nature & trees! Up boasts 4 well sized bdrms w/ master retreat offering a massive walk in closet & 5 pc ensuite.The bsmt has an amazing space for the inlaws w/ the beautiful 1 bdrm suite w/ walk in closet & 4 pc ensuite.Triple car garage, rm for more on the driveway & no problem parking your trailer or boat! Location~ zip around the corner to shopping, restaurants & more!