

Depth/Size (ft):	111.5	Bedrooms:	2	Approx. Year Built:	2007
Frontage (ft):	55.80	Bathrooms:	2	Age:	17
Lot Area: (sq.ft.)	6,221.00	Full Baths:	2	Zoning:	PRD-1
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,500.56
Rear Yard Exp:		Maint. Fee:	75.00	For Tax Year:	2023
View:	Yes			P.I.D.:	026-415-381

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	83 - Total Units in Strata: 83
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Forced Air, Heat Pump	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Mixed, Tile	Fixtures Rmvd:	No

View: Yes : Mountain

Mgmt. Company:

Complex / Subdiv: River Reach Estates

Services Connected: Community, Electricity, Sanitary Sewer, Water

Legal: STRATA LOT 33 SECTION 35 TOWNSHIP 3 RANGE 30 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT STRATA PLAN BCS1493 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Playground

Site Influences: Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby, Ski Hill Nearby

Features: Air Conditioning, Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Pantry, Range Top, Refrigerator, Vacuum - Built In, Vaulted Ceiling

Bylaw Restrict: No Restrictions, Pets Allowed, Rentals Allowed

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'7 x 14'8	Main	Foyer	7'4 x 9'6
Main	Kitchen	9'11 x 13'10	Main	Laundry	6' x 7'
Main	Dining Room	11'11 x 8'11			
Main	Den	11'9 x 10'1			
Main	Primary Bedroom	11'8 x 14'8			
Main	Bedroom	11'8 x 10'1			
Main	Walk-In Closet	7' x 7'			

Finished Floor (Main):	1,560 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,560 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,560 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes			

Beautiful Bungalow in River Reach Estates. First time offered for sale, this meticulously maintained Rancher style home offers spacious rooms with many updates including, S/S appliances, Kitchen Cabinets with soft close, Quartz Countertops, S/S sink, Built-in cabinets all done in 2022. Very nice design with over 1500 square feet of living space with open concept great room with hard wood floors, 9' coffered ceilings, crown moldings and high end finishings throughout. Large master suite with oversized walk-in shower and soaker tub, large second bed and bath and den. you will enjoy this incredible outdoor, covered, composite, deck overlooking your low maintenance, private yard. Fully air-conditioned with a high efficiency heat pump. This is a perfect home for a retired couple or young family