

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2019
Frontage (ft):	9.65	Bathrooms:	4	Age:	5
Lot Area: (sq.ft.)	2,863.00	Full Baths:	3	Zoning:	R-CL
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,430.00
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	030-391-652

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Vinyl	Parking Access:	Lane,Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
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:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 86 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP70171

Amenities: Air Cond./Central

Site Influences: Lane Access,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	14'11 x 13'1	Main	Walk-In Closet	7'11 x 5'8	Bsmt	Eating Area	12'6 x 6'9
Main	Dining Room	13'11 x 13'5	Above	Bedroom	11'0 x 10'0	Bsmt	Primary Bedroom	11'3 x 8'9
Main	Kitchen	12'2 x 8'5	Above	Bedroom	9'6 x 9'6	Bsmt	Bedroom	10'8 x 10'0
Main	Den	10'2 x 9'11	Above	Laundry	7'3 x 5'8	Bsmt	Utility	8'10 x 6'10
Main	Pantry	4'6 x 4'3	Bsmt	Living Room	12'1'4 x 11'9			
Main	Mud Room	6'4 x 3'5	Bsmt	Kitchen	11'8 x 2'0			
Above	Primary Bedroom	14'5 x 13'11						

Finished Floor (Main):	946 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	934 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	934 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	2,814 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,814 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

FOXRIDGE BEAUTY IN DESIERABLE YORKSON!! Spacious Greatroom Plan W/ Den/Playroom/Office. 9'ceilings and large windows for ample light, UPGRADED beautiful Hardwood floors, Designer lighting and contemporary Millwork throughout +Window seats add stylish detail. Gorgeous, WHITE Kitchen W/ S/S appliances and large pantry. Huge island & Built in cabinetry W/wine cooler in dining Rm. Convenient mud room w/sitting bench beside back door to covered patio. 3 good sized bedrooms up W/ well appointed ensuite and 2nd bath. Laundry room conveniently located on 2nd floor.. 1 bedroom LEGAL suite for mortgage helper & 4th Bedroom also for upstairs use. Fenced yard + double garage W/an extra parking spot. Don't forget the Central AC!! One block from Donna Gabriel Robins Elementary. OPEN HOUSE Sun June 2nd.