

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	44.13	<b>Bathrooms:</b>	3	<b>Age:</b>	19
<b>Lot Area: (sq.ft.)</b>	3,886.80	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-F
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,699.21
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2021
<b>View:</b>	No			<b>P.I.D.:</b>	026-082-462

<b>Style of Home:</b>	2 Storey,3 Level Split	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	FIELDSTONE PARK ON THE WALK
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 16, PLAN BCP13342, DISTRICT LOT 282, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Sprinkler - Fire,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'9 x 5'5	Above	Nook	6'0 x 7'1	Abv Main 2	Bedroom	11'5 x 11'5
Main	Living Room	10'3 x 12'3	Above	Media Room	12'0 x 14'9	Below	Mud Room	9'6 x 7'0
Main	Great Room	16'5 x 15'11	Above	Patio	12'0 x 4'5			
Main	Dining Room	12'11 x 9'1	Above	Laundry	5'9 x 11'8			
Main	Kitchen	12'7 x 15'0	Abv Main 2	Primary Bedroom	12'9 x 16'11			
Main	Pantry	4'0 x 7'0	Abv Main 2	Walk-In Closet	7'6 x 6'7			
Main	Patio	13'11 x 10'9	Abv Main 2	Bedroom	12'4 x 11'1			

<b>Finished Floor (Main):</b>	1,182 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,302 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	4	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	2,484 sqft	<b>Crawl/Bsmt Height:</b>	5'			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,484 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Nestled within a family-friendly neighbourhood this charming home offers a spacious open concept design creating an inviting atmosphere for everyday living & entertaining. The kitchen features updated cabinetry, quartz countertops & stainless steel appliances. Boasting three bedrooms & three baths including a convenient Jack & Jill bathroom and media room this home provides ample space & privacy for the entire family. Outside you'll find a backyard with a spacious deck & grass area perfect for playtime with the kids & furry friends. Extra storage space is provided by the crawl space with ample room to stow away seasonal items & household supplies. With walking trails, schools & public transit options steps away you'll enjoy convenience & connectivity in this sought-after location.