

Depth/Size (ft):	26.7	Bedrooms:	6	Approx. Year Built:	2006
Frontage (ft):	49.87	Bathrooms:	4	Age:	18
Lot Area: (sq.ft.)	4,790.00	Full Baths:	3	Zoning:	R-CL
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,555.38
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	026-466-244

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed, Vinyl	Parking Access:	
Foundation:		Parking:	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:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Vinyl/Linoleum, Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Camden Park

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

Legal: LOT 12 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP20336

Amenities:

Site Influences: Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Pantry, Security System, Smoke Alarm, Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	11' x 13'0	Above	Walk-In Closet	10'1 x 6'5
Main	Foyer	4'8 x 6'5	Above	Bedroom	10'1 x 10'9
Main	Kitchen	10'5 x 16'2	Above	Bedroom	11'6 x 12'1
Main	Dining Room	9'10 x 14'6	Above	Bedroom	11'2 x 12'5
Main	Living Room	14'2 x 18'5	Bsmt	Recreation Room	34'5 x 15'2
Main	Nook	6'5 x 7'11	Bsmt	Bedroom	12'7 x 12'6
Above	Primary Bedroom	15'2 x 17'0	Bsmt	Bedroom	12'8 x 10'10

Finished Floor (Main):	1,295 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,286 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,283 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,864 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full, Separate Entry			
Grand Total:	3,864 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Welcome Home, this 6 Bed 3.5 Bath home is sure to impress. Quality built home in a great neighbourhood with an entertainer's dream backyard. Enjoy hosting your family and guests in your west facing backyard with Hot Tub, Covered Patio with fire table, Pond, and huge dining space. Your main floor has a great open concept with updated appliances, beautiful Brazilian Cherry Hardwood floors, and large windows to bring in lots of natural light. Upstairs you will find your grand primary bedroom with vaulted ceilings, large WIC and renovated bathroom. With an additional 3 large bedrooms and Full bathroom. The downstairs hosts a huge rec room, plus 2 bedrooms, full bathroom and separate entrance. Should be fairly easy to suite as well! This meticulously clean and well cared for home will not last