

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   |          | <b>Bedrooms:</b>   | 3 | <b>Approx. Year Built:</b> | 1982        |
| <b>Frontage (ft):</b>     | 75.00    | <b>Bathrooms:</b>  | 3 | <b>Age:</b>                | 42          |
| <b>Lot Area: (sq.ft.)</b> | 7,104.00 | <b>Full Baths:</b> | 2 | <b>Zoning:</b>             | RF          |
| <b>Flood Plain:</b>       |          | <b>Half Baths:</b> | 1 | <b>Gross Taxes:</b>        | \$5,155.21  |
| <b>Rear Yard Exp:</b>     | West     |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>              | No       |                    |   | <b>P.I.D.:</b>             | 002-576-538 |

|                         |                        |                         |                       |
|-------------------------|------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 3 Level Split          | <b>Parking:</b>         | Total: 6 - Covered: 2 |
| <b>Construction:</b>    | Frame - Wood           | <b>Covered Parking:</b> | 2                     |
| <b>Exterior:</b>        | Brick,Wood             | <b>Parking Access:</b>  |                       |
| <b>Foundation:</b>      |                        | <b>Parking:</b>         | Garage; Double        |
| <b>Rain Screen:</b>     |                        | <b>Locker:</b>          |                       |
| <b>Renovations:</b>     | Completely             | <b>Units in Dev:</b>    |                       |
| <b># of Fireplaces:</b> | 3 - 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,Natural Gas | <b>Property Disc:</b>   | Yes                   |
| <b>Outdoor Area:</b>    | Patio(s)               | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Hardwood,Tile,Carpet   | <b>Fixtures Rmvd:</b>   | Yes                   |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | No  |
| <b>Mgmt. Company:</b>      |   |
| <b>Complex / Subdiv:</b>   | SOUTH MERIDIAN  |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water                                  |
| <b>Legal:</b>              | LOT 111, PLAN NWP60697, PART NW1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT |
| <b>Amenities:</b>          |   |
| <b>Site Influences:</b>    | Central Location,Recreation Nearby  |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW   |
| <b>Bylaw Restrict:</b>     |   |
| <b>Listing Broker(s):</b>  | RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty                            |

| Floor | Type            | Dimensions   | Floor | Type            | Dimensions  | Floor | Type    | Dimensions |
|-------|-----------------|--------------|-------|-----------------|-------------|-------|---------|------------|
| Main  | Kitchen         | 11'7 x 11'10 | Above | Bedroom         | 12'1 x 9'10 | Below | Storage | 6'11 x 5'8 |
| Main  | Dining Room     | 13'8 x 12'0  | Above | Bedroom         | 13'1 x 11'0 |       |         |            |
| Main  | Family Room     | 13'0 x 12'8  | Above | Walk-In Closet  | 10'7 x 10'5 |       |         |            |
| Main  | Living Room     | 23'5 x 12'10 | Below | Recreation Room | 25'9 x 11'6 |       |         |            |
| Main  | Office          | 9'7 x 8'5    | Below | Laundry         | 10'6 x 10'1 |       |         |            |
| Main  | Foyer           | 9'1 x 5'6    | Below | Storage         | 10'8 x 9'9  |       |         |            |
| Above | Primary Bedroom | 12'6 x 12'5  | Below | Wok Kitchen     | 10'8 x 6'0  |       |         |            |

|                                |            |                           |                |                       |                    |                 |
|--------------------------------|------------|---------------------------|----------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,345 sqft | <b># Of Rooms:</b>        | 15             | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 882 sqft   | <b># Of Kitchens:</b>     | 2              | Main                  | 2                  | No              |
| <b>Finished Floor (Below):</b> | 888 sqft   | <b># Of Levels:</b>       | 3              | Above                 | 4                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             | None           | Above                 | 4                  | Yes             |
| <b>Finished Floor (Total):</b> | 3,115 sqft | <b>Crawl/Bsmt Height:</b> |                |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Fully Finished |                       |                    |                 |
| <b>Grand Total:</b>            | 3,115 sqft | <b>Beds In Bsmt:</b>      | 0 / 3          |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |                |                       |                    |                 |

WELCOME TO SOUTH MERIDIAN! Nestled in a serene neighborhood, this substantially renovated home exudes the essence of West Coast contemporary design, seamlessly blending luxury with functionality, the meticulous craftsmanship evident in every detail. Exquisite woodwork and cabinetry can be found in nearly every room, from the BRAZILIAN CHERRY hardwood flooring, EXOTIC MOZAMBIQUE cabinets in the powder room, BC ALDER WOOD cabinets in the ensuite and FIGURED ANIGRE cabinets in Kitchen and Dining, to name a few. CUSTOM 12X24 COVERED DECK, featuring FIR LOGS & BEAM, FIR CEILING, and IPE DECK. Additional extra covered parking/boat parking can be found on the side of the home. State of the art appliances include Miele Dishwasher, Capital Gas Range, with a Faber hood fan! A MUST SEE!