

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

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	SOUTH MERIDIAN
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 111, PLAN NWP60697, PART NW1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	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	Workshop	10'8 x 6'0			

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

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!