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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 6 | Approx. Year Built: | 2006 |
| Frontage (ft): | 43.96 | Bathrooms: | 5 | Age: | 18 |
| Lot Area: (sq.ft.) | 4,760.00 | Full Baths: | 4 | Zoning: | R-1A |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$6,825.22 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 026-084-341 |

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

View:

Mgmt. Company:

Complex / Subdiv: Tanglewood

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

Legal: LOT 40 DISTRICT LOT 311 GROUP 2 NEW WESTMINISTER DISTRICT PLAN BCP13824

Amenities: Garden,In Suite Laundry

Site Influences: Central Location,Private Yard,Recreation Nearby,Shopping Nearby,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Security System,Smoke Alarm,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|------------------|--------------|-------|-------------|--------------|
| Main | Foyer | 5'10 x 8'7 | Main | Porch (enclosed) | 13'8 x 15'11 | Bsmt | Kitchen | 10'4 x 10'2 |
| Main | Den | 10'5 x 11'8 | Main | Patio | 14'8 x 12'0 | Bsmt | Dining Room | 13'3 x 8'3 |
| Main | Living Room | 18'3 x 13'0 | Above | Primary Bedroom | 15'11 x 11'4 | Bsmt | Living Room | 13'10 x 10'8 |
| Main | Dining Room | 15'4 x 11'3 | Above | Walk-In Closet | 10'10 x 6'3 | Bsmt | Laundry | 5'3 x 7'9 |
| Main | Kitchen | 10'1 x 14'6 | Above | Bedroom | 11'1 x 9'11 | Bsmt | Bedroom | 11'9 x 11'1 |
| Main | Laundry | 8'3 x 8'2 | Above | Bedroom | 12'7 x 11'1 | Bsmt | Bedroom | 9'7 x 12'8 |
| Main | Pantry | 3'11 x 4'0 | Above | Bedroom | 11'9 x 11'1 | Bsmt | Utility | 5'11 x 3'5 |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,203 sqft | # Of Rooms: | 21 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,309 sqft | # Of Kitchens: | 2 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Above | 5 | Yes |
| Finished Floor (Bsmt): | 1,121 sqft | Suite: | Legal Suite | Above | 4 | No |
| Finished Floor (Total): | 3,633 sqft | Crawl/Bsmt Height: | | Bsmt | 3 | No |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished,Separate Entry | Bsmt | 3 | No |
| Grand Total: | 3,633 sqft | Beds In Bsmt: | 2 / 6 | | | |
| | | # Of Pets: | | | | |

Discover the coveted Willoughby Heights neighbourhood. Nestled just minutes from the Willow Brook area, this home offers privacy and convenience. Step inside to experience the modern allure of an open-concept layout that effortlessly merges comfort and style. The master ensuite is a sanctuary renovated in 2022 to spa-like perfection. It's a dream come true. This property boasts a legal two-bedroom, two-bathroom suite with a separate entrance, currently occupied by month-to-month tenants. Enhanced with added soundproofing, this suite offers both luxury and privacy for the occupants. Words can only do so much justice to this remarkable home; indeed, one must see it in person to fully appreciate its beauty and elegance. Don't miss the opportunity to make this stunning property your own.