

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2012
<b>Frontage (ft):</b>	41.00	<b>Bathrooms:</b>	4	<b>Age:</b>	12
<b>Lot Area: (sq.ft.)</b>	4,254.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RF12
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,491.58
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	028-529-073

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<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>	Electric,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Summerfield
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 28, PLAN BCP47707, SECTION 32, RANGE 1E, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Cul-de-Sac
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Engel & Volkers Vancouver (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5' x 11'2	Above	Walk-In Closet	13'4 x 5'6
Main	Office	9'7 x 11'11	Above	Bedroom	12'1 x 13'5
Main	Living Room	19'7 x 18'2	Above	Bedroom	13'11 x 12'4
Main	Dining Room	11' x 14'4	Bsmt	Family Room	14' x 11'5
Main	Kitchen	12'11 x 16'4	Bsmt	Bedroom	13'4 x 12'3
Main	Laundry	8'3 x 5'6	Bsmt	Family Room	14' x 11'5
Above	Primary Bedroom	14'7 x 18'	Bsmt	Storage	9'8 x 6'6

<b>Finished Floor (Main):</b>	1,215 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,260 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,200 sqft	<b>Suite:</b>		Above	5	No
<b>Finished Floor (Total):</b>	3,675 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,675 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Beautiful Cul-de-sac home in Summerfield! This 4 bdrm, 4 bath home offers 3,675 sqft of living space. Open floorplan on the main creates a great space for family or entertaining. Timeless antique white kitchen w/quartz countertops & gas range. Easy access from kitchen to deck and BBQ area! Bright South facing yard brings lots of natural light into the home. Lots of crown molding & wainscoting detail throughout. Upstairs has 3 bdrms including Primary bdrm which has ensuite with soaker tub and W/I closet. See Floorplan for bsmt options for a 5th bdrm or suite potential w/ separate entrance. Walking distance to Dufferin park, Douglas Elementary School & Trails. Lovely family neighbourhood tucked away from the hustle and bustle! Minutes to US border, HWY 99, Golf Courses & White Rock Beach.