

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2016
Frontage (ft):	82.60	Bathrooms:	5	Age:	8
Lot Area: (sq.ft.)	17,617.00	Full Baths:	4	Zoning:	CD2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,583.53
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	028-061-225

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Propane Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Heat Pump	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : River, Mountains, Valley
Mgmt. Company:	
Complex / Subdiv:	Harrison Highlands
Services Connected:	Electricity,Water
Legal:	LOT 21, PLAN BCP42517, SECTION 24, TOWNSHIP 3, RANGE 30, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Garden,In Suite Laundry
Site Influences:	Cul-de-Sac,Golf Course Nearby,Greenbelt,Recreation Nearby,Ski Hill Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Microwave,Pantry,Refrigerator,Security - Roughed In,Stove,Vacuum - Roughed In,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 5'7	Main	Primary Bedroom	15'2 x 13'4
Main	Office	11' x 9'11	Main	Walk-In Closet	6'5 x 12'
Main	Laundry	8'5 x 7'2	Main	Patio	45' x 21'7
Main	Kitchen	10'11 x 13'	Above	Flex Room	20' x 12'
Main	Pantry	11'10 x 4'1	Above	Bedroom	13'10 x 12'
Main	Living Room	15'10 x 14'9	Above	Bedroom	13'9 x 12'
Main	Dining Room	14'6 x 11'3			

Finished Floor (Main):	1,530 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	644 sqft	# Of Kitchens:	2	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	1,513 sqft	Suite:	Licensed Suite	Bsmt	3	No
Finished Floor (Total):	3,687 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Full	Main	2	No
Grand Total:	3,687 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

AMAZING RIVER & MNT VIEWS!! Step into your new sanctuary nestled in breathtaking Mount Woodside in Harrison Highlands w/ Triple garage + RV prkng! Primary bedroom on the main floor, complete w/ incredible 5-piece ensuite. while the open-plan kitchen, living & dining area create the perfect space for family gatherings. Upstairs, 2 generously sized bdrms + Large Rec room above the garage. Enjoy the views of the Fraser River, mountains & valley from the expansive deck on the main floor, ideal for hosting BBQs & entertaining guests, or for the quiet evenings enjoying the hot tub! Legal family grade suite w/ views too! This area is where Eagles Soar, Hang Gliders glide right over and peace is with you. Live where nature intended in this beautiful area only 30 min's from Mission & Chilliwack.