

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>	82.60	<b>Bathrooms:</b>	4	<b>Age:</b>	8
<b>Lot Area (sq.ft.):</b>	17,617.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	CD2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,583.53
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	028-061-225

<b>Style of Home:</b>	1 1/2 Storey	<b>Parking:</b>	Total: 6 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Propane Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

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

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

VIEWS!! Step into your new sanctuary nestled in the breathtaking Mount Woodside area w/ Triple garage + RV prkng. This remarkable property welcomes you with a spacious primary bedroom on the main flr, 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. 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! The fully finished legal bsmnt suite offers a complete open-plan kitchen, living, dining area, 2 bthrms along w/ 2 additional bedrooms & its own patio. If this property doesn't meet all your needs & desires, I'm not sure what will!