

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1985
<b>Frontage (ft):</b>	47.57	<b>Bathrooms:</b>	4	<b>Age:</b>	39
<b>Lot Area: (sq.ft.)</b>	12,055.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RH-G
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,439.20
<b>Rear Yard Exp:</b>	Northwest			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	002-545-705

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	SHANNON HILLS
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 88 SECTION 5 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 66708
<b>Amenities:</b>	
<b>Site Influences:</b>	Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'2 x 11'4	Main	Living Room	12'6 x 11'10	Above	Bedroom	10'7 x 11'5
Main	Dining Room	9'4 x 14'2	Main	Kitchen	9'7 x 9'2	Above	Bedroom	9'2 x 14'4
Main	Family Room	18'0 x 12'4	Main	Eating Area	7'2 x 7'8	Above	Bedroom	12'10 x 10'8
Main	Laundry	8'11 x 5'6	Main	Bedroom	9'10 x 11'7	Above	Games Room	12'6 x 26'7
Main	Patio	46'6 x 21'9	Above	Primary Bedroom	11'8 x 14'11			
Main	Foyer	5'10 x 7'9						
Main	Patio	12'7 x 5'10						

<b>Finished Floor (Main):</b>	1,409 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,283 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	3	Yes
<b>Finished Floor (Total):</b>	2,692 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,692 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

OPEN HOUSE SUN 12-2PM\* BEAUTIFUL CDS FAMILY HOME IN SHANNON HILL ESTATES – FIRST TIME OFFERED FOR SALE! This 2,692 Sq Ft 2 storey home on a 1/2 AC GROSS DENSITY LOT is located in an area of executive homes. 4 bdrms + gamesroom up, kitchen & family room on main overlooking a COVERED 803 SQ FT PATIO & HUGE BACKYARD – PERFECT FOR ENTERTAINING! BEAUTIFUL BACKYARD w/a koi pond, mature shrubs, fruit trees & lots of room for the kids & avid gardener. Roof & furnace 12 yrs. Engineered hardwood, quartz countertops. S/S appliances w/gas stove. Oversized dbl garage w/walk in access to 4+ft crawl space – tons of storage! NEW 1 BDRM fully equipped SIDE SUITE on the main floor w/separate entrance – perfect for the in laws/mortgage helper! Near Kwantlen Polytechnic Univ, & MANY other Schools, and Parks.