

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1998
Frontage (ft):	65.85	Bathrooms:	3	Age:	26
Lot Area: (sq.ft.)	18,433.00	Full Baths:	2	Zoning:	SF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,169.54
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	018-525-351

Style of Home:	3 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 9 - 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:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 6, EXCEPT PART IN PLAN LMP19530, SECTION 23 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN LMP13503
Amenities:	Air Cond./Central
Site Influences:	Central Location,Golf Course Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'6 x 6'10	Above	Bedroom	9'8 x 6'3	Below	Storage	9'8 x 6'3
Main	Eating Area	10'1 x 9'5	Above	Living Room	14'1 x 17'2			
Main	Kitchen	10'1 x 10'7	Above	Bedroom	10'1 x 11'1			
Main	Living Room	14'1 x 16'10	Above	Bedroom	19'11 x 19'7			
Main	Primary Bedroom	12'5 x 14'8	Above	Walk-In Closet	10'6 x 6'2			
Above	Utility	14'4 x 2'10	Above	Laundry	6'7 x 5'4			
Above	Storage	11'11 x 5'9	Below	Recreation Room	36'10 x 12'10			

Finished Floor (Main):	1,004 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,436 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	688 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	3,128 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,128 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

WOW! Beautiful large home in popular Glen Mountain with lots of natural light throughout the home. The living room has high vaulted floor to ceiling and a cozy gas fireplace. Enjoy the amazing view of the mountains which is perfect for entertaining from any of your two large balconies. Stainless steel appliances in the kitchen that overlooks the spectacular view. This very well cared for home offers 4 bedrooms, 3 washrooms, 3 family rooms and 2 dens which can be converted into bedrooms. Sitting on a massive 18,433 sq ft lot, the yard is easy to maintain and comes with a covered front outdoor private patios space. There are 7 outdoor parking spots and 2 covered spaces in the double garage. Roof, gutters and downspouts all brand new within the last year. Call now for your private viewing!