

Depth/Size (ft):	111	Bedrooms:	3	Approx. Year Built:	2007
Frontage (ft):	56.00	Bathrooms:	3	Age:	17
Lot Area: (sq.ft.)	6,222.00	Full Baths:	2	Zoning:	PRD-2
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$3,698.38
Rear Yard Exp:	Northwest	Maint. Fee:	75.00	For Tax Year:	2023
View:	Yes			P.I.D.:	026-415-283

Style of Home:	Rancher/Bungalow,Rancher/Bungalow w/Loft	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	83
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Mountain Views
Mgmt. Company:	
Complex / Subdiv:	River's Reach Estates
Services Connected:	Electricity
Legal:	STRATA LOT 23 SECTION 35 TOWNSHIP 3 RANGE 30 WEST OF THE SIXTH MERIDIANNEW WESTMINSTER DISTRICT STRATA PLAN BCS1493TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Storage
Site Influences:	Golf Course Nearby,Rural Setting,Ski Hill Nearby
Features:	Air Conditioning,Smoke Alarm,Windows - Thermo
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 15'8	Above	Bedroom	15'2 x 12'2
Main	Dining Room	11'8 x 10'1			
Main	Kitchen	11'7 x 11'1			
Main	Primary Bedroom	15'1 x 11'8			
Main	Bedroom	11'7 x 10'7			
Main	Laundry	6'1 x 5'1			
Above	Loft	15'2 x 11'8			

Finished Floor (Main):	1,396 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	542 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,938 sqft	Crawl/Bsmt Height:	5'0			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,938 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	Cats: Yes, Dogs: Yes			

Discover luxurious living in River Reach Estates! This meticulously maintained custom home features 1938 sqft of elegance with 9' ceilings, crown moldings, and hardwood floors on two levels. The gourmet kitchen boasts granite countertops, stainless steel appliances, and a large island with bar. Enjoy the spacious primary on the main floor with a spa-like ensuite, plus 2 additional bedrooms and 2 more bathrooms. With a brand new central A/C, new hot water tank, and EV charger, you're set for years to come. The fully fenced yard, double garage, and 5 ft dry crawl space add storage and convenience. A short walk to Sandpiper Golf, Harrison River, and local recreation spots. Ideal for serene living and vibrant outdoor activities. SELLERS ARE HIGHLY MOTIVATED!