

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2005
Frontage (ft):	26.00	Bathrooms:	4	Age:	19
Lot Area: (sq.ft.)	4,792.00	Full Baths:	4	Zoning:	R-CL
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,561.33
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	025-943-511

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - 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:	Fenced Yard,Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Panoramic Valley Views
Mgmt. Company:	
Complex / Subdiv:	Routley
Services Connected:	Community,Electricity,Natural Gas
Legal:	LOT 13 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP11254
Amenities:	In Suite Laundry
Site Influences:	Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Storage Shed,Vacuum - Built In,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'7 x 13'4	Above	Walk-In Closet	9'6 x 5'
Main	Family Room	14'3 x 18'1	Above	Bedroom	10'7 x 14'4
Main	Kitchen	12'11 x 18'0	Above	Walk-In Closet	6'7 x 3'4
Main	Dining Room	12'11 x 11'1	Above	Bedroom	10'6 x 14'11
Main	Bedroom	10'1 x 15'5	Above	Walk-In Closet	5'5 x 3'9
Main	Foyer	8'5 x 10'10	Above	Laundry	7'2 x 6'1
Above	Primary Bedroom	12'11 x 17'8			

Finished Floor (Main):	1,522 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,109 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	1,244 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	3,875 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,875 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Beautiful home with Panoramic views over the valley. Located at the top of a cul-de-sac on the Willoughby Hillside. This home has all the features for a large family or multi-generation family. 6 bedrooms, 4 Full baths, approx.. 3875 sqft. Open Floor plan on main w/large Kitchen with Island & granite counters, vaulted ceilings, lots of natural light, spacious living & dining room & possible 2nd Primary Bedroom for Grandparent. Amazing South facing Sundeck off the main floor & and a private fenced backyard off the kitchen. Large Primary bedroom w/beautiful South views, large ensuite. 2 additional large bedrooms with ensuite plus separate laundry room. Below main has 2 bedroom legal suite w/separate entrance, spacious living room, kitchen w/island.