

Depth/Size (ft):	17.32	Bedrooms:	4	Approx. Year Built:	2004
Frontage (ft):	12.39	Bathrooms:	3	Age:	20
Lot Area: (sq.ft.)	5,188.00	Full Baths:	2	Zoning:	CD-A
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,745.09
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	025-834-487

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	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:	Baseboard,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	BONSON LANDING
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 75, PLAN BCP8952, DISTRICT LOT 280, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	16' x 15'	Above	Bedroom	11' x 10'
Main	Kitchen	10' x 13'	Above	Bedroom	16' x 17'
Main	Dining Room	12' x 8'	Above	Bedroom	11' x 10'
Main	Flex Room	9' x 10'			
Main	Den	12' x 12'			
Above	Primary Bedroom	14' x 17'			

Finished Floor (Main):	1,422 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,198 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,620 sqft	Crawl/Bsmt Height:	5'0			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,620 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Beautifully kept, well built home on a corner lot in popular Bonson Landing! This family friendly home is perfectly located~ hop over the Golden Ears bridge & shop in Langley or head over to all the popular shopping, dining & amenities near! With 2620 sq ft, & a massive great room open plan the main floor includes kitchen w/ island/prep space, S/S appliances including gas & opens to the great rm w/ fireplace & coffered ceiling. The den/flex rm is great if working from home! Up boasts 4 generous sized bdrms w/ primary retreat offering a 5 pc ensuite & walk in closet. Storage is no problem w/ the massive crawlspace & bonus A/C for the summer. Head out to the covered outdoor space to barbeque year round & enjoy the fenced, private, landscaped yard. Rec, trails & parks right outside your door!