

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2002
<b>Frontage (ft):</b>	52.00	<b>Bathrooms:</b>	3	<b>Age:</b>	22
<b>Lot Area: (sq.ft.)</b>	5,113.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	CD-193
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,604.22
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	025-070-134

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - 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	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	Yes

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** LOT 16, PLAN LMP50083, SECTION 16, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Private Yard,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Living Room	13'9 x 10'6	<b>Above</b>	Bedroom	9'4 x 11'11	<b>Below</b>	Bedroom	11'11 x 10'1
<b>Above</b>	Dining Room	7'8 x 17'2	<b>Below</b>	Foyer	7'7 x 5'9	<b>Below</b>	Bedroom	12'8 x 9'11
<b>Above</b>	Kitchen	12'3 x 10'11	<b>Below</b>	Den	12'9 x 12'11			
<b>Above</b>	Bedroom	12'9 x 20'3	<b>Below</b>	Laundry	12'9 x 9'11			
<b>Above</b>	Primary Bedroom	13'10 x 13'7	<b>Below</b>	Kitchen	9' x 10'6			
<b>Above</b>	Walk-In Closet	7' x 6'10	<b>Below</b>	Family Room	9'11 x 7'10			
<b>Above</b>	Bedroom	10'6 x 11'3	<b>Below</b>	Dining Room	6'2 x 10'3			

<b>Finished Floor (Main):</b>	1,634 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,299 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	3	No
<b>Finished Floor (Total):</b>	2,933 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft		Full,Fully			
<b>Grand Total:</b>	2,933 sqft	<b>Basement:</b>	Finished,Separate Entry			
		<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Welcome home to this beautiful air-conditioned 6 bed, 3 bath home in sought after Cottonwood. This home offers tasteful finishes throughout, an updated kitchen & modern bathrooms. The upper floor features 4 bedrooms, the primary bedroom with a gorgeous renovated ensuite & for those requiring extra privacy, this home has been adapted to offer a separate bedroom with its own sitting area (perfect for a teen, student or elderly parent). The lower floor offers an office/7th bedroom as well as a kitchen & 2 cozy bedrooms with separate entrance. The large fully fenced backyard features beautiful gardens, a pool & inviting spaces to entertain friends & family this summer. Close to schools (walking distance to Kanaka Elementary & Alexander Robinson), shopping, highway access & West Coast Express.