

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

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
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	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	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
Main	Living Room	13'9 x 10'6	Above	Bedroom	9'4 x 11'11	Below	Bedroom	11'11 x 10'1
Above	Dining Room	7'8 x 17'2	Below	Foyer	7'7 x 5'9	Below	Bedroom	12'8 x 9'11
Above	Kitchen	12'3 x 10'11	Below	Den	12'9 x 12'11			
Above	Bedroom	12'9 x 20'3	Below	Laundry	12'9 x 9'11			
Above	Primary Bedroom	13'10 x 13'7	Below	Kitchen	9' x 10'6			
Above	Walk-In Closet	7' x 6'10	Below	Family Room	9'11 x 7'10			
Above	Bedroom	10'6 x 11'3	Below	Dining Room	6'2 x 10'3			

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

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.