

<b>Depth/Size (ft):</b>	120.7	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	49.90	<b>Bathrooms:</b>	5	<b>Age:</b>	19
<b>Lot Area: (sq.ft.)</b>	6,028.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,589.28
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-005-034

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Heat Pump,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	CEDAR GROVE ESTATES
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 5 SECTION 25 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP12479
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 16'1	Main	Foyer	6'8 x 5'2	Above	Bedroom	12'11 x 11'8
Main	Kitchen	10'11 x 14'5	Above	Primary Bedroom	14'2 x 14'1	Above	Walk-In Closet	4'9 x 4'9
Main	Eating Area	10'1 x 14'7	Above	Walk-In Closet	9'11 x 4'4	Below	Living Room	10'6 x 8'1
Main	Family Room	15'0 x 13'1	Above	Bedroom	11'7 x 12'3	Below	Kitchen	9'3 x 10'2
Main	Dining Room	12'9 x 10'8	Above	Walk-In Closet	3'8 x 4'10	Below	Eating Area	10'6 x 4'11
Main	Office	11'6 x 9'10	Above	Bedroom	10'6 x 9'8	Below	Bedroom	10'10 x 10'10
Main	Laundry	7'4 x 6'11						

<b>Finished Floor (Main):</b>	1,438 sqft	<b># Of Rooms:</b>	22	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,158 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,388 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	3,984 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry	Below	4	No
<b>Grand Total:</b>	3,984 sqft	<b>Beds In Bsmt:</b>	0 / 7			
		<b># Of Pets:</b>				

The lovely, quiet neighbourhood of Cedar Grove Estates presents this well built, functional, 3984 sq ft open plan home w/ room for everyone! Kitchen has tons of cabinetry, island prep space, S/S appliances including gas & a pantry. Den w/ built ins is perfect if working from home. Up boasts 4 large bdrms & each having their own bthrm including a jack & jill connecting 2 of the bdrms. Primary retreat is big enough for a king size bed, has a 5 pc ensuite, & walking closet. Mountain views are beautiful! Bsmt includes a fantastic 2 bdrm suite, & there is a flex space, rec, bdrm & storage for your own personal use. Step out to partially covered deck, & the private yard w/ shed & new fencing. New roof, electric car charger & you will sleep cool w/ the A/C for the summer!