

Depth/Size (ft):	144	Bedrooms:	5	Approx. Year Built:	1990
Frontage (ft):	35.00	Bathrooms:	3	Age:	34
Lot Area: (sq.ft.)	7,187.00	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,499.86
Rear Yard Exp:	Northwest			For Tax Year:	2023
View:	Yes			P.I.D.:	014-521-326

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Log	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	Yes : mountain view from primary bed
Mgmt. Company:	
Complex / Subdiv:	Falcon Heights
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 43, PLAN NWP82314, PART SW1/4, SECTION 7, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 13'3	Above	Primary Bedroom	22'1 x 14'2	Above	Bedroom	13'5 x 9'4
Main	Dining Room	14'1 x 11'3	Above	Bedroom	12'2 x 10'6	Above	Bedroom	19'2 x 12'4
Main	Kitchen	16'1 x 10'11				Above	Loft	13' x 4'
Main	Eating Area	10'11 x 9'6						
Main	Family Room	15'5 x 15'						
Main	Bedroom	14'4 x 10'2						
Main	Laundry	15'2 x 6'						

Finished Floor (Main):	1,587 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,530 sqft	# Of Kitchens:	1	Main	3	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):	3,117 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	3,117 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

This sophisticated and stylish home offers 3117 sq feet of luxurious living space and is located in a child safe cul de sac on a 7,187 sq foot lot. Exceptionally maintained by these original owners, features include dramatic curved staircase, hardwood floors, vaulted ceilings, a fabulous oak kitchen with island, a convenient bedroom on the main next to a 3 piece washroom, in-floor radiant heat, central air conditioning, 4 bedrooms upstairs with the primary bedroom boasting a cozy gas fireplace and an amazing spa like ensuite washroom. All the expensive updates have already been done including roof, windows, exterior paint, fence plus more ensuring peace of mind for years to come. Located close to Pacific Academy! Book a viewing today!