

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2014
Frontage (ft):	50.00	Bathrooms:	4	Age:	10
Lot Area: (sq.ft.)	5,005.00	Full Baths:	4	Zoning:	UC465
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,469.55
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	029-201-454

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	
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:	Forced Air,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:	Hardwood,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Cedar Valley
Services Connected:	Electricity,Natural Gas
Legal:	LOT 2 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN EPP31839
Amenities:	None
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Security - Roughed In,Storage Shed,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 14'2	Main	Bedroom	14'10 x 9'11	Below	Living Room	14'10 x 11'11
Main	Dining Room	13' x 12'4	Below	Foyer	7'2 x 6'11	Below	Bedroom	12'11 x 15'
Main	Family Room	10'10 x 12'10	Below	Bedroom	10' x 20'11	Below	Walk-In Closet	8'11 x 6'1
Main	Kitchen	9'11 x 16'8	Below	Walk-In Closet	6'6 x 2'11			
Main	Primary Bedroom	12'6 x 10'9	Below	Laundry	14'4 x 6'6			
Main	Walk-In Closet	4'11 x 11'	Below	Kitchen	10'10 x 12'3			
Main	Bedroom	11' x 9'9	Below	Dining Room	12'4 x 6'			

Finished Floor (Main):	1,514 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	Yes
Finished Floor (Below):	1,393 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,907 sqft	Crawl/Bsmt Height:		Below	4	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,907 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Stunning 5-bedroom, 4-bathroom custom built home in the Cedar Valley. This 10-year-old home boasts 2,907 sq. ft. of living space. The main floor features a bright and airy living room with a cozy gas fireplace, an elegant dining room, and a gourmet kitchen with stainless steel appliances, a large island, and ample storage. The primary bedroom includes a luxurious ensuite and a walk-in closet. Additional bedrooms are generously sized, and the bedroom below with an ensuite and separate entry is currently used as a guest room. Also a beautiful one-bedroom suite, big, bright and has 10' ceilings- the perfect mortgage helper. Double garage, ample parking and air conditioning. Located close to schools, parks, and shopping.