

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1992
Frontage (ft):	65.62	Bathrooms:	3	Age:	32
Lot Area (sq.ft.):	10,240.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$4,353.45
Rear Yard Exp:		Maint. Fee:	100.00	For Tax Year:	2023
View:	Yes			P.I.D.:	017-427-690

Style of Home:	2 Storey	Parking:	Total: 4
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Brick, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mt Cheam
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Septic, Water
Legal:	STRATA LOT 11, PLAN LMS98, DISTRICT LOT 451, SECTION 31, TOWNSHIP 29, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Workshop Detached
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	No Restrictions
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Bedroom	13'2 x 11'7	Main	Dining Room	11'7 x 13'9
Above	Bedroom	9'11 x 11'2	Main	Living Room	11'7 x 15'5
Above	Bedroom	12'3 x 8'10	Main	Foyer	6'4 x 6'1
Above	Primary Bedroom	13'2 x 11'7	Main	Laundry	9'3 x 9'10
Main	Kitchen	10'6 x 9'0	Main	Bedroom	8'5 x 10'6
Main	Eating Area	7'6 x 13'2			
Main	Family Room	17'0 x 11'6			

Finished Floor (Main):	1,199 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	845 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:		Main	2	No
Finished Floor (Total):	2,044 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,044 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome to your dream home in the highly sought-after Rosepark Place, nestled in the heart of Rosedale. This stunning property boasts a spacious quarter-acre lot and features 4 bedrooms and 3 baths would make a great family home with a functional layout. Enjoy serene views of Mt. Cheam from your covered patio. Also backs onto Rosedale Traditional School. Located on a quiet dead-end street, this home also includes a versatile shop, perfect for hobbies or extra storage. Homes on this exclusive street are rarely available, so book your showing today and don't miss this incredible opportunity!