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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | irregular | Bedrooms: | 2 | Approx. Year Built: | 1990 |
| Frontage (ft): | 36.00 | Bathrooms: | 2 | Age: | 34 |
| Lot Area: (sq.ft.) | 9,446.00 | Full Baths: | 2 | Zoning: | RF |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$5,290.31 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 017-169-216 |

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|-------------------------|--|-------------------------|-----------------------|
| Style of Home: | Rancher/Bungalow,Rancher/Bungalow w/Loft | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Brick,Vinyl,Wood | Parking Access: | Front |
| 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: | No |
| Outdoor Area: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Tile,Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | Maple Glen |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | LOT A, PLAN NWP88206, PART SW1/4, SECTION 36, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Garden,In Suite Laundry,Storage |
| Site Influences: | Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed,Vaulted Ceiling |
| Bylaw Restrict: | |
| Listing Broker(s): | One Percent Realty Ltd. |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|-----------------|-------------|
| Main | Foyer | 20'11 x 9'7 | Main | Primary Bedroom | 16'4 x 14' |
| Main | Kitchen | 14'7 x 11'6 | Main | Walk-In Closet | 6'7 x 5'3 |
| Main | Eating Area | 14'7 x 9'2 | Main | Bedroom | 12'1 x 9'9 |
| Main | Dining Room | 14'7 x 10'9 | Above | Flex Room | 15'7 x 10'3 |
| Main | Living Room | 17'8 x 14'7 | Above | Games Room | 17'9 x 9'5 |
| Main | Family Room | 18'9 x 13'11 | Above | Walk-In Closet | 9'9 x 7'8 |
| Main | Laundry | 12'1 x 5'1 | | | |

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|--------------------------------|------------|---------------------------|------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 2,072 sqft | # Of Rooms: | 13 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 685 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Main | 6 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 2,757 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl,None | | | |
| Grand Total: | 2,757 sqft | Beds In Bsmt: | 0 / 2 | | | |
| | | # Of Pets: | | | | |

Custom build rancher w/loft in a quiet double cul-de-sac. Huge primary bdrm w/sliders to your private yard, w/wi closet & huge wall long mirrored closet + a 6 piece ensuite, another large bdrm, 4 piece main bthrm. Laundry room w/sink and cabinets. Large oak kitchen w/ample countertops + cabinets, eating area w/sliders to byard. A sunken lvg rm w/gas fp & dng rm, then a family rm w/sliders to byard & another gas fp. Upstairs you have a loft/3rd bdrm overlooking your family and living room w/a large wi closet. Double garage w/brand new openers & 4 apron spots. Fully fenced backyard w/2 sheds! Beautiful home w/tons of windows and natural sunlight, plus a couple skylights! Call today. Flexible on dates.