

Depth/Size (ft):	81 FEET	Bedrooms:	5	Approx. Year Built:	2022
Frontage (ft):	55.00	Bathrooms:	4	Age:	2
Lot Area: (sq.ft.)	4,205.00	Full Baths:	3	Zoning:	R-CL
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,901.21
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	031-185-681

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	Ridgemont
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 114 SECTION 22 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP68696
Amenities:	
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18'0 x 11'2	Bsmt	Media Room	14'4 x 16'4
Main	Dining Room	20'0 x 9'6	Bsmt	Kitchen	10'2 x 11'5
Main	Living Room	16'10 x 16'6	Bsmt	Living Room	14'0 x 14'7
Main	Den	10'4 x 9'0	Bsmt	Bedroom	10'2 x 9'0
Above	Primary Bedroom	18'0 x 14'6	Bsmt	Bedroom	9'10 x 13'5
Above	Bedroom	12'0 x 11'8			
Above	Bedroom	10'10 x 10'0			

Finished Floor (Main):	1,280 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	985 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,273 sqft	Suite:	Legal Suite	Above	5	No
Finished Floor (Total):	3,538 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,538 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Ridgemont - a collection of executive homes built by the reputable Westmont Homes. This is a corner lot expanding over 4,200sq.ft with a spacious 3,500 sq.ft home located in the desirable R.E Mountain school catchment. This home is filled with high end features including a 2 bedroom LEGAL suite (never been rented), A/C, covered outdoor patio, EV charger (240V), luxury carpet underlay, pro grade appliances, solar panels, walk in pantry, office off the main foyer and so much more! Not to mention, an open concept floorplan that is accentuated by your soaring 18 foot ceilings in the living room. Your primary bedroom is it's own oasis with over 250square feet of space, vaulted ceilings and an expansive 5 piece ensuite. Come see all this home has to offer!