

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2010
Frontage (ft):	26.25	Bathrooms:	4	Age:	14
Lot Area: (sq.ft.)	2,416.00	Full Baths:	3	Zoning:	R-CL
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,839.69
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	027-531-198

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 54, PLAN BCP35989, SECTION 13, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT 36
Amenities:	
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 10'9	Above	Walk-In Closet	7'2 x 6'7	Below	Walk-In Closet	8'1 x 4'11
Main	Dining Room	11'9 x 9'0	Above	Bedroom	10"4 x 10'8			
Main	Kitchen	11'5 x 9'8	Above	Bedroom	10'4 x 11'7			
Main	Eating Area	9'5 x 7'11	Above	Study	6' x 5'			
Main	Family Room	11'9 x 12'10	Below	Recreation Room	14'8 x 19'1			
Main	Foyer	6'0 x 5'6	Below	Laundry	7'7 x 5'0			
Above	Primary Bedroom	14'11 x 12'11	Below	Bedroom	12'0 x 12'0			

Finished Floor (Main):	830 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	830 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	821 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,481 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,481 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Spacious 4-Bedroom End Unit – No Strata Fees! Welcome to your dream home! This beautiful end unit offers everything you need for comfortable and stylish living, without the hassle of strata fees. Located in a fantastic area, close to shopping, dining, and all the amenities you could wish for.This home boasts 4 spacious bedrooms and 4 modern bathrooms, providing plenty of space for your family or guests. Some recent updating, you can enjoy contemporary finishes and improvements throughout the home. The highlight is a low-maintenance backyard off the kitchen, facing the rising sun, perfect for morning coffee or relaxing after a long day. Interior layout designed for both comfort and entertaining. Single detached private garage,