

<b>Depth/Size (ft):</b>	91.8	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>	31.80	<b>Bathrooms:</b>	4	<b>Age:</b>	16
<b>Lot Area: (sq.ft.)</b>	2,930.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-CL B
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,306.52
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	027-531-007

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Lane,Rear
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	MILNER HEIGHTS
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 35, PLAN BCP35989, SECTION 13, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 10'5	Above	Bedroom	10'5 x 9'8
Main	Kitchen	16'2 x 9'1	Below	Recreation Room	21'6 x 13'3
Main	Family Room	13'11 x 10'5	Below	Gym	13'1 x 13'1
Main	Dining Room	10'11 x 10'10	Below	Bedroom	12'1 x 9'8
Above	Primary Bedroom	13'9 x 11'3			
Above	Laundry	8'9 x 5'0			
Above	Bedroom	12'1 x 10'4			

<b>Finished Floor (Main):</b>	840 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	830 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	830 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,500 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,500 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome to this exceptional, award-winning, updated Milner Heights home! This 4-bed, 3.5-bath, 2500 sqft 2-story with basement sits on a 2930 sqft lot. The bright, open floor plan features large windows for natural light. Highlights include freshly painted white kitchen cabinets, new backsplash, granite counters, stainless steel appliances (new dishwasher), island with breakfast bar, pantry, designer colors, 2" faux wood blinds, gas fireplace in the family room, gas stove, and an upstairs laundry room with sink. The master bedroom boasts vaulted ceilings, a walk-in closet, and a 5-piece ensuite. The finished basement offers 1 bed, 1 bath, a rec room, and a built-in entertainment unit. Luxury vinyl plank throughout. Enjoy the fully fenced backyard and double detached garage. Must see!