

Depth/Size (ft):	99	Bedrooms:	7	Approx. Year Built:	1998
Frontage (ft):	44.00	Bathrooms:	6	Age:	26
Lot Area: (sq.ft.)	6,555.00	Full Baths:	5	Zoning:	SF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,514.81
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	024-027-219

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Rear
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
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:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	Fleetwood
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 12, PLAN LMP36661, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security System,Smoke Alarm
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'11 x 5'3	Main	Bedroom	13'9 x 12'6	Bsmt	Kitchen	15'3 x 9'8
Main	Kitchen	11'8 x 11'2	Above	Primary Bedroom	20'8 x 13'2	Bsmt	Living Room	15'3 x 10'4
Main	Eating Area	10'7 x 8'11	Above	Walk-In Closet	9'11 x 5'3	Bsmt	Living Room	15'2 x 13'9
Main	Butlers Pantry	6'11 x 5'0	Above	Bedroom	10'8 x 10'6	Bsmt	Den	13'7 x 10'3
Main	Dining Room	15'9 x 10'3	Above	Walk-In Closet	4'11 x 4'9	Bsmt	Bedroom	11'0 x 9'9
Main	Living Room	14'4 x 14'4	Above	Bedroom	11'10 x 11'4	Bsmt	Bedroom	10'7 x 10'3
Main	Family Room	16'0 x 14'0	Above	Bedroom	12'7 x 12'6	Bsmt	Laundry	11'10 x 7'1

Finished Floor (Main):	1,558 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,321 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	1,629 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	4,508 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Bsmt	4	No
Grand Total:	4,508 sqft	Beds In Bsmt:	2 / 7	Bsmt	2	No
		# Of Pets:				

WELCOME HOME to this huge 4500+ sq ft home with delightful street appeal, located in a cul-de-sac with great neighbours! This 7-bedroom 6-bathroom home includes a 2-bed suite and offers large bedrooms, bright spacious rooms plus a bonus Butler's kitchen with gas range, and TONS of parking in the back, including space for the RV and toys. Surrounded by trees, you'll enjoy the serene, greenery from the windows. The primary suite offers a huge walk-in closet and large en-suite with soaker tub. The main floor bedroom could easily be used as an office, and you are within walking distance to 3 schools, close to shopping and highway and easy access to transit. Call today and make this house your new home!