

Depth/Size (ft):	30	Bedrooms:	5	Approx. Year Built:	2014
Frontage (ft):	32.81	Bathrooms:	4	Age:	10
Lot Area: (sq.ft.)	3,767.00	Full Baths:	3	Zoning:	RF-9
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,029.19
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	028-785-398

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		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	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 35, BLOCK 1N, PLAN BCP50128, SECTION 32, RANGE 1E, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security - Roughed In,Smoke Alarm,Sprinkler - Fire,Storage Shed,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'8 x 9'6	Bsmt	Family Room	12'4 x 12'2
Main	Dining Room	10' x 10'	Bsmt	Bedroom	10' x 11'10
Main	Great Room	12' x 19'8	Bsmt	Bedroom	11' x 12'
Main	Den	9'8 x 14'10	Bsmt	Kitchen	7' x 12'2
Above	Primary Bedroom	12'10 x 13'			
Above	Bedroom	9'8 x 9'1			
Above	Bedroom	9'8 x 12'6			

Finished Floor (Main):	873 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	857 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	857 sqft	Suite:	Other	Above	4	No
Finished Floor (Total):	2,587 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,587 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Quality contemporary built home with tasteful upgrades including central AC and hot water on demand. Upstairs laundry room for your convenience. Modern kitchen boasting stainless steel hood fan & Bosch Stove, extensive use of pot lights, + under-cabinet lighting. Sophisticated crystal hanging light in kitchen & family area, Engineered H/W floors, granite countertops + high-end SS appliances. A real entertaining space! Upstairs, large Master bedroom with vaulted ceiling, stunning ensuite with double wide shower and tub. 2 secondary bedrooms with a semi-ensuite. Exterior wood soffits Rear yard is private and gated with detached garage access. one bedroom basement suite with potential second bedroom. Quiet neighborhood walk to schools, close to U.S. border, recreation, shopping, RV Parking.