

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2024
Frontage (ft):	42.00	Bathrooms:	5	Age:	0
Lot Area: (sq.ft.)	4,004.00	Full Baths:	4	Zoning:	R-1A
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,896.12
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	031-448-712

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
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:	Electric,Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	BLOOM
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer
Legal:	LOT 11, SECTION 25, TWP 8, NWD , PL EPP97384
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Security - Roughed In,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	15'9 x 14'	Above	Bedroom	12'10 x 12'8	Bsmt	Living Room	12'9 x 10'2
Main	Kitchen	20'2 x 14'10	Above	Bedroom	12'9 x 11'10	Bsmt	Bedroom	12'4 x 12'
Main	Pantry	8' x 4'	Above	Bedroom	11'9 x 10'4	Bsmt	Bedroom	11'3 x 11'2
Main	Den	15'9 x 11'8	Above	Laundry	8' x 5'			
Main	Foyer	12'6 x 5'5	Bsmt	Flex Room	15'9 x 11'8			
Above	Primary Bedroom	14' x 13'4	Bsmt	Kitchen	11'9 x 8'8			

Finished Floor (Main):	927 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,190 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	916 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	3,033 sqft	Crawl/Bsmt Height:		Abv Main 2	3	No
Unfinished Floor:	0 sqft			Bsmt	4	No
Grand Total:	3,033 sqft	Basement:	Full,Fully Finished,Separate Entry			
		Beds In Bsmt:	2 / 6			
		# Of Pets:				

Bloom!! A Masterfully built Development by T.M.Crest Homes. Beautifully finished 2 Story plus basement home complete with 2 bedroom legal suite with separate entrance. Grand Kitchen, soft close cabinetry, Quartz countertops and large Island with bar style seating, walk in pantry, high end Stainless steel appliances. 4 Spacious bedrooms with 3 Elegant full bathrooms on upper level! Master Bedroom w/feature wall. Total 6 bedrooms, 5 bathrooms. Roughed in Electric car charger. 2/5/10 Year home warranty. A/C Included. Situated in desirable Yorkson neighborhood, walk to shops, eateries, health/wellness and first rate educational facilities. Ready to Move in! Open Weekends Only 1-4pm Visit 20522 76B