

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

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<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>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s)	<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>	BLOOM
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	LOT 11, SECTION 25, TWP 8, NWD , PL EPP97384
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Security - Roughed In,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	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			

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

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 20521 76 Ave.