

Depth/Size (ft):	156	Bedrooms:	4	Approx. Year Built:	2010
Frontage (ft):	74.50	Bathrooms:	3	Age:	14
Lot Area: (sq.ft.)	8,323.00	Full Baths:	2	Zoning:	SR
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,497.04
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	027-364-283

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Metal,Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View: Yes : Valley and Mountain

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer

Legal: LOT 2, PLAN BCP34454, SECTION 13, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry,Storage

Site Influences: Recreation Nearby,Rural Setting

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security - Roughed In,Sprinkler - Fire,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'7 x 7'6	Main	Walk-In Closet	9'3 x 6'4	Bsmt	Storage	7'0 x 9'2
Main	Den	13'2 x 9'10	Bsmt	Recreation Room	14'4 x 25'4	Bsmt	Utility	9'2 x 5'8
Main	Living Room	17'9 x 12'5	Bsmt	Bedroom	14'4 x 12'6			
Main	Kitchen	19'7 x 11'9	Bsmt	Bedroom	14'3 x 12'6			
Main	Pantry	7'3 x 5'4	Bsmt	Bedroom	11'9 x 11'11			
Main	Dining Room	18'10 x 12'9	Bsmt	Laundry	7'3 x 10'3			
Main	Primary Bedroom	15'7 x 13'2	Main	Patio	40'2 x 15'10			

Finished Floor (Main):	1,626 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,626 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Bsmt	3	No
Finished Floor (Total):	3,252 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	3,252 sqft	Beds In Bsmt:	3 / 4			
		# Of Pets:				

Eastern Hillside Presents: Stunning custom built home with primary on the main, soaring vaulted ceilings and an open concept layout. Main floor features large bedroom with walk in closet, spacious spa-like ensuite and French doors opening to brand new 40 x 16 composite deck. Large den or guest room, kitchen with huge pantry, living and dining room, cozy gas fireplace, and oversized windows throughout for natural light. Extra wide glass sliding doors open onto fully fenced yard and new landscaping. Gorgeous luxury wide plank laminate and bathroom tiles throughout. Downstairs hosts 3 more bedrooms, bathroom, laundry and extra large flex room. Newer Furnace, AC, RV pad. Tall garage, lots of storage! New perimeter drain and additional sump - all that's left to do is move in!