

<b>Depth/Size (ft):</b>	123.69	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	51.50	<b>Bathrooms:</b>	4	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	6,374.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,042.64
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	032-046-421

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	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>	Cistern	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT B SECTION 19 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN EPP129193
<b>Amenities:</b>	Garden,Guest Suite,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Pantry
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'2 x 16'3	Main	Bedroom	12' x 10'	Below	Bedroom	9'5 x 9'2
Main	Dining Room	15'1 x 9'6	Main	Bedroom	13'1 x 9'11	Below	Laundry	4' x 4'
Main	Kitchen	10'7 x 9'11	Below	Foyer	7'8 x 6'10			
Main	Pantry	4'2 x 4'2	Below	Recreation Room	25'4 x 14'7			
Main	Laundry	6'1 x 6'	Below	Bedroom	11'2 x 9'2			
Main	Primary Bedroom	13'8 x 12'6	Below	Living Room	14'7 x 10'			
Main	Walk-In Closet	8'11 x 4'9	Below	Kitchen	14'7 x 5'			

<b>Finished Floor (Main):</b>	1,551 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,038 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite,Licensed Suite	Below	4	No
<b>Finished Floor (Total):</b>	2,589 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,Full,Fully Finished			
<b>Grand Total:</b>	2,589 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

QUALITY EUROPEAN BUILDER! STUNNING 5-6 bedrm, 4 bathrm above ground basement home w/9ft ceilings throughout, legal 1 bedrm suite w/own laundry & easy second 2 bedrm suite. Double garage, loads of parking. On a crawlspace for loads of storage & warm floors. Bright basement w/legal suite plus a rec rm w/sep entry, 4th bathrm & bedrm & optional 5th bedrm for main floor use - perfect for man cave, home office or easy 2 bedrm suite. Bright & spacious open plan main floor w/Gorgeous Gourmet kitchen w/huge island & walkin pantry open to dining rm & living rm w/gas fireplace. Large laundry room. 3 bedrms - primary bedrm w/walkin closet & spa like ensuite w/dual vanity, oversized shower & soaker tub. Large partly covered deck & huge south exposed yard. Excellent neighborhood - walk to everything!