

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	4	Age:	19
Lot Area: (sq.ft.)	5,210.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	2	Gross Taxes:	\$6,331.86
Rear Yard Exp:	North			For Tax Year:	2022
View:	Yes			P.I.D.:	025-905-694

Style of Home:	Reverse 2 Storey w/Bsmt	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Other
Rain Screen:	Full	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) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	

View:	Yes : PERMANNENT GREENBELT AND CREEK
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN BCP10328, SECTION 32, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Greenbelt,Private Setting,Private Yard,Treed
Features:	Air Conditioning,CltHWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	RE/MAX All Points Realty, RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 21'5	Above	Bedroom	11'7 x 10'11
Main	Dining Room	11'8 x 14'4	Above	Bedroom	13'5 x 10'5
Main	Kitchen	8'9 x 15'8	Above	Laundry	6'1 x 5'3
Main	Office	13'6 x 10'2	Below	Family Room	19'1 x 20'5
Main	Foyer	9'4 x 7'11	Below	Recreation Room	14'3 x 22'1
Above	Primary Bedroom	12'10 x 20'2	Below	Storage	7'1 x 4'1
Above	Walk-In Closet	12'1 x 7'2			

Finished Floor (Main):	1,084 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,070 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	52	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	3	No
Finished Floor (Total):	3,217 sqft	Crawl/Bsmt Height:		Below	2	No
Unfinished Floor:	0 sqft					
Grand Total:	3,217 sqft	Basement:	Full,Fully Finished,Separate Entry			
		Beds In Bsmt:	0 / 3			
		# Of Pets:				

Nestled in beautiful Silver Valley, this tastefully renovated & charming oasis sits on a private 5,210 SF lot surrounded by a perpetual greenbelt & complemented by the soothing sound of a natural creek. The open-concept floor plan boasts high vaulted ceilings, expansive windows, & sliding doors leading to a private deck offering serene views of trees. A spacious sundeck provides ample space for entertaining, overlooking a Zen-inspired artificial pond. The large Gourmet Kitchen features high-end Appliances, generous island, & Quartz countertops. Upstairs, discover three large Bedrooms including a Primary Suite w/ a spa-inspired Ensuite, & custom walk-in closet. Downstairs offers a quiet retreat w/ an open Family Room & Rec Room, which can easily be converted to a suite. A/C & a new Furnace.