

<b>Depth/Size (ft):</b>	100.00	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	3	<b>Age:</b>	51
<b>Lot Area: (sq.ft.)</b>	6,000.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RD3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,377.92
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	006-530-184

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No : city
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Sunshine Hills
<b>Services Connected:</b>	Electricity,Natural Gas
<b>Legal:</b>	LOT 329, PLAN NWP42711, SECTION 13, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden,In Suite Laundry,Storage
<b>Site Influences:</b>	Cul-de-Sac,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Security System,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Rennie & Associates Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 18'8	Bsmt	Bedroom	13'1 x 8'11
Main	Dining Room	10'1 x 11'8	Bsmt	Laundry	9'8 x 8'5
Main	Kitchen	13'2 x 11'1			
Main	Primary Bedroom	12'2 x 11'8			
Main	Bedroom	10'6 x 9'6			
Main	Bedroom	11'7 x 8'4			
Bsmt	Recreation Room	18'3 x 21'8			

<b>Finished Floor (Main):</b>	1,200 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,000 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Bsmt	3	No
<b>Finished Floor (Total):</b>	2,200 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,200 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Beautiful 4bed/3bath home in Serene Sunshine Hills area. Perfect family home tucked away in quiet cul-de-sac. Stunning home offers the perfect blend of comfort, elegance & modern conveniences. Features open concept layout on main floor w/ chef's delight gourmet kitchen, S/S appliances, tons of cabinetry for storage that opens up to a huge living & dining area, laminate flooring + a fully remodeled main bath! Three good size bedrooms upstairs with Primary bed that has a 2pc ensuite. Basement with separate entrance, bedroom, 3pcs bath & huge rec room w/ bar sink that can be easily converted to 1bed suite. Newer asphalt roof, double glazed window + an outdoor oasis in back w/ covered deck, outdoor garden & irrigation system. Lots of technological gadgets throughout home. Home is a must see!