

Depth/Size (ft):	0	Bedrooms:	5	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	4	Age:	14
Lot Area: (sq.ft.)	4,943.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,655.99
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	027-933-075

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	Yes : CITY
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	LOT 25, PLAN BCP41057, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In,Wet Bar
Bylaw Restrict:	
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	15'7 x 12'0	Above	Bedroom	10'5 x 10'1
Main	Living Room	18'0 x 17'10	Above	Bedroom	14'10 x 10'11
Main	Office	11'9 x 10'0	Above	Laundry	6'8 x 5'11
Main	Foyer	6'4 x 10'2	Bsmt	Flex Room	13'5 x 11'11
Main	Kitchen	12'2 x 15'2	Bsmt	Recreation Room	29'2 x 17'10
Above	Primary Bedroom	17'2 x 14'1	Bsmt	Bedroom	11'9 x 9'3
Above	Bedroom	10'3 x 11'9	Bsmt	Utility	7'11 x 9'7

Finished Floor (Main):	1,198 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,264 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	No
Finished Floor (Total):	3,649 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,649 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

How could it get any better, this quality built home has it all! Enjoy spectacular city views from the main level or from your covered balcony from your primary bedroom. Open concept chef's kitchen, granite countertops and a massive wrap around island for entertaining. Admire the view from your floor to ceiling windows, leading to a covered deck, overlooking the serene backyard with an above ground pool. Enjoy Barbecues year-round! 5 bed, 4 baths, with the ability to easily create more if desired & is perfect for your growing family. The lower level is designed for hosting gatherings yet offers versatility with the potential to effortlessly transform into a 1 or 2 bedroom suite. This home will cater to your every need.