

Depth/Size (ft):	130.52	Bedrooms:	5	Approx. Year Built:	1991
Frontage (ft):	90.35	Bathrooms:	3	Age:	33
Lot Area: (sq.ft.)	6,822.00	Full Baths:	3	Zoning:	R1C
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,889.33
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	016-503-309

Style of Home:	Basement Entry,Split Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View: Yes : Mountain-Golden Ears

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 6, PLAN NWP87092, PART SE1/4, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

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

Site Influences: Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Vacuum - Roughed In

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 15'10	Below	Foyer	6'8 x 5'6
Main	Dining Room	14'9 x 9'0	Below	Laundry	13'8 x 6'0
Main	Kitchen	13'7 x 15'5	Below	Living Room	13'9 x 9'11
Main	Primary Bedroom	13'1 x 13'0	Below	Kitchen	12'11 x 11'1
Main	Walk-In Closet	7'1 x 6'7	Below	Bedroom	11'6 x 9'0
Main	Bedroom	9'11 x 10'6	Below	Bedroom	11'4 x 9'0
Main	Bedroom	10'8 x 11'0			

Finished Floor (Main):	1,401 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	1,142 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	5	No
Finished Floor (Total):	2,543 sqft	Crawl/Bsmt Height:	7'			
Unfinished Floor:	0 sqft	Basement:	Crawl,Fully Finished,Separate Entry			
Grand Total:	2,543 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Gorgeous, renovated 2543 sq ft 5 bdrm, 3 bthrm bsmt entry home located in a cul-de-sac w/ incredible mountain views! The 2 bdrm walk out bsmt suite makes a great mortgage helper or space for extended family. The den outside the suite has a gas fireplace & is perfect for personal use or could be included as part of the suite! Amazing, unique 7 ft crawlspace/storage is currently used as workshop! Main flr boasts a stunning white kitchen w/ loads of cabinetry, large island & S/S appliances. Step out to the upper deck to enjoy the majestic view & down to the lower patio & huge beautifully landscaped, private outdoor sanctuary! The 3 bdrms on main are all well sized w/ primary offering a renovated ensuite & there is another updated main bath. New roof & A/C to keep you cool! Move in and enjoy!