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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 5 | Approx. Year Built: | 1998 |
| Frontage (ft): | | Bathrooms: | 4 | Age: | 26 |
| Lot Area (sq.ft.): | 8,083.96 | Full Baths: | 3 | Zoning: | RS 1 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$7,196.48 |
| Rear Yard Exp: | South | | | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 023-885-173 |

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|-------------------------|---------------------------------|-------------------------|------------------------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Fibre Cement Board,Stone,Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Add. Parking Avail.,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,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s),Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Tile,Carpet | Fixtures Rmvd: | |

View: : GREENBELT

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 42, PLAN LMP34938, SECTION 16, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Cul-de-Sac,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Water Dispenser,Pantry,Smoke Alarm,Vacuum - Built In,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): RE/MAX LIFESTYLES REALTY

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|-----------------|--------------|-------|-----------------|--------------|
| Main | Foyer | 7'8 x 8'11 | Main | Office | 11'8 x 9'9 | Below | Recreation Room | 20'11 x 9'3 |
| Main | Living Room | 14'11 x 12'5 | Above | Primary Bedroom | 17'5 x 12'4 | Below | Gym | 10'3 x 10'2 |
| Main | Dining Room | 11'6 x 8'7 | Above | Walk-In Closet | 10'1 x 7'5 | Bsmt | Bedroom | 11'10 x 11'6 |
| Main | Kitchen | 13'6 x 9'8 | Above | Bedroom | 9'2 x 14'4 | | | |
| Main | Pantry | 3'10 x 3'7 | Above | Bedroom | 11'9 x 9'9 | | | |
| Main | Eating Area | 9'9 x 12'4 | Above | Bedroom | 11'7 x 11' | | | |
| Main | Family Room | 15'6 x 14'7 | Below | Games Room | 27'10 x 15'6 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|----------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,271 sqft | # Of Rooms: | 17 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,204 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 1,241 sqft | # Of Levels: | 3 | Above | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Abv Main 2 | 5 | Yes |
| Finished Floor (Total): | 3,716 sqft | Crawl/Bsmt Height: | | Below | 4 | No |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished | | | |
| Grand Total: | 3,716 sqft | Beds In Bsmt: | 1 / 5 | | | |
| | | # Of Pets: | | | | |

FALCON RIDGE - built by Falcon Homes, this former show home comes w/a ton of extra upgrades! Beautifully appointed, this 2 storey 5 bedroom home FEATURES a formal living/dining room, custom maple cabinets,amazing California shutters thru,gas range, eating area large enough for the whole gang w/a view of the VERY PRIVATE GREENBELT & leading to a newer 19'5 x14'4 covered deck to enjoy a quiet morning coffee or entertain friends for evening cocktails. UPPER floor is sure to impress w/3 way FP in the 5pc ensuite, 3 more generous bdms plus 3rd bath. LOWER LEVEL finished w/lots of daylight, 2 recrms, 5th bdrm,& 4th bath (great suite potential) & patio drs to a HOT TUB! Front wrap around veranda (upgraded w/stone stairs), A/C for summer days & cul de sac location. OPEN HOUSE June 29 & June 30 2-4