

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	2006
Frontage (ft):	36.00	Bathrooms:	4	Age:	18
Lot Area: (sq.ft.)	6,577.00	Full Baths:	3	Zoning:	R3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,349.93
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	026-689-774

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	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:	No
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 89, PLAN BCP24052, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'7 x 13'9	Above	Bedroom	10'1 x 11'3	Bsmt	Laundry	12'5 x 5'6
Main	Dining Room	14'1 x 9'3	Above	Bedroom	10'3 x 11'2	Bsmt	Bedroom	14'5 x 11'2
Main	Living Room	13'7 x 17'6	Above	Bedroom	12'11 x 11'5	Bsmt	Bedroom	12'0 x 11'9
Main	Foyer	7'2 x 6'4	Above	Nook	7'2 x 14'1			
Main	Bedroom	13' x 12'3	Above	Walk-In Closet	12'5 x 5'6			
Main	Laundry	7'6 x 8'5	Bsmt	Living Room	13'1 x 20'6			
Above	Primary Bedroom	15'9 x 17'5	Bsmt	Kitchen	12'10 x 9'3			

Finished Floor (Main):	1,186 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,285 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,174 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,645 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,645 sqft	Beds In Bsmt:	2 / 7			
		# Of Pets:				

Welcome to this 2 storey + bsmt home located in the highly sought after neighbourhood of Promontory. Minutes away from schools, shopping, restaurants, parks and hiking trails. The well laid out floor plan offers over 3,500 sqft of living space including 4 bedrooms up, 5th bdrm/den on the main floor and a 2 bedroom basement suite. Open concept living area boasts a spacious kitchen complete with stainless steel appliances & island with eating bar, perfect for entertaining or family gatherings. Upstairs is the expansive primary bedroom with walk-in-closet and ensuite with soaker tub & tiled separate shower. Enjoy the partially covered deck overlooking the fully fenced backyard. The walkout basement suite features 2 bedrooms and insuite laundry. Book your private showing today!