

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

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stone,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: 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,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

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

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

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 ensuite laundry. Book your private showing today!