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|--------------------|----------|-------------|---|---------------------|-------------|
| Depth/Size (ft): | 0 | Bedrooms: | 4 | Approx. Year Built: | 1967 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 57 |
| Lot Area: (sq.ft.) | 7,130.00 | Full Baths: | 3 | Zoning: | RS-1 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$5,231.95 |
| Rear Yard Exp: | East | | | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 002-492-156 |

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

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|---------------------|---|
| View: | Yes : MOUNTAIN |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Community,Electricity,Natural Gas,Sanitary Sewer |
| Legal: | LOT 404, PLAN NWP30158, DISTRICT LOT 232, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Air Cond./Central |
| Site Influences: | Central Location,Cul-de-Sac,Private Setting,Recreation Nearby,Shopping Nearby |
| Features: | Air Conditioning,Garage Door Opener |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage Sterling Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------|-------------|
| Main | Living Room | 18'6 x 11'1 | Below | Bedroom | 10'7 x 10'6 |
| Main | Dining Room | 9'2 x 9'1 | Below | Flex Room | 10'2 x 7'2 |
| Main | Kitchen | 11'5 x 11'3 | Below | Laundry | 6'3 x 5' |
| Main | Primary Bedroom | 13'4 x 11'1 | | | |
| Main | Bedroom | 10'6 x 9'8 | | | |
| Main | Bedroom | 9'8 x 9'5 | | | |
| Below | Family Room | 14'9 x 11'5 | | | |

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|-------------------------|------------|--------------------|----------------|----------------|-------------|----------|
| Finished Floor (Main): | 1,268 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | No |
| Finished Floor (Below): | 717 sqft | # Of Levels: | 2 | Main | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Below | 4 | No |
| Finished Floor (Total): | 1,985 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished | | | |
| Grand Total: | 1,985 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

You will love this beautiful home on a quiet cul-de-sac. This property is turn key with tastefully done upgrades throughout. The main floor offers an updated open floor plan with gourmet kitchen and high end appliances, newer hardwood floors, and incredible bathrooms with marble countertops in both the main bath and en-suite. The lower level includes a cozy family room with gas fireplace and a flex room that could easily be a fourth bedroom. Top it off with another full bathroom and huge laundry room including counters and sink for easy conversion into another kitchen. The mountain/valley view is spectacular! Call today to see this fantastic centrally located gem! Open House Saturday July 6th 1-3PM