

Depth/Size (ft):	128.61	Bedrooms:	4	Approx. Year Built:	1995
Frontage (ft):	54.46	Bathrooms:	3	Age:	29
Lot Area: (sq.ft.)	7,277.00	Full Baths:	3	Zoning:	R-1D
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,817.97
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	019-159-781

Style of Home:	Basement Entry	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
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:	Balcny(s) Patio(s) Dck(s),Patio(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	Cedar Ridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 3 SECTION 36 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN LMP21750
Amenities:	Garden,Guest Suite,In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 12'3	Main	Bedroom	11'3 x 9'11
Main	Dining Room	10'10 x 8'9	Below	Kitchen	11'8 x 11'1
Main	Kitchen	12'7 x 11'2	Below	Family Room	14'9 x 10'
Main	Solarium	11'1 x 10'	Below	Bedroom	10'8 x 9'10
Main	Primary Bedroom	12'6 x 12'	Below	Den	12' x 6'7
Main	Walk-In Closet	6'6 x 4'11	Below	Laundry	7'6 x 6'7
Main	Bedroom	11'3 x 9'11	Below	Foyer	6'9 x 6'8

Finished Floor (Main):	1,286 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	887 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,173 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,173 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Sought after Cedar Ridge! Bright & Spacious level entry basement home with gorgeous unauthorized suite on a ultra quiet no thru street. Huge private west facing rear yard with Gazebo, large sundeck & room for workshop. Loads of parking for everything - double garage, stamped concrete driveway parking & bonus side driveway to rear yard - room for all your toys & RV. Main floor features vaulted ceiling living room/dining room, sunroom off the kitchen & 3 generous sized bedrooms - primary bedroom with full ensuite. Bright basement offers a den/bedroom for upstairs use, shared laundry & large spacious suite with separate entry, ideal for in-laws or nanny. Fantastic location - walk to schools, parks, transit - minutes to everything.