

Depth/Size (ft):	72.5	Bedrooms:	6	Approx. Year Built:	2005
Frontage (ft):	43.97	Bathrooms:	4	Age:	19
Lot Area: (sq.ft.)	3,176.00	Full Baths:	3	Zoning:	RCL
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,947.72
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	025-866-427

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,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) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Mountain View Estates
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 110, SECTION 22, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN BCP 9582
Amenities:	Air Cond./Central,In Suite Laundry,Independent living
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Vacuum - Built In,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'1 x 6'1	Above	Den	8'0 x 5'10	Bsmt	Laundry	5'5 x 4'11
Main	Office	12'1 x 10'1	Above	Bedroom	15'5 x 10'5	Bsmt	Dining Room	12'9 x 8'7
Main	Living Room	16'2 x 15'7	Above	Primary Bedroom	14'7 x 14'4	Bsmt	Living Room	12'9 x 7'7
Main	Dining Room	16'10 x 10'5	Above	Walk-In Closet	8'11 x 7'	Bsmt	Bedroom	11'8 x 9'
Main	Kitchen	19'3 x 8'11	Above	Bedroom	13'1 x 11'	Bsmt	Primary Bedroom	15'8 x 14'9
Main	Pantry	7'5 x 6'7	Above	Bedroom	13'1 x 10'	Bsmt	Walk-In Closet	10'4 x 6'
Main	Laundry	10'6 x 7'0	Bsmt	Kitchen	12'9 x 8'2			

Finished Floor (Main):	1,134 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,172 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,110 sqft	Suite:	Legal Suite,Licensed Suite	Above	5	Yes
Finished Floor (Total):	3,416 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,416 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

WELCOME to this Very Bright, Open & Spacious Quality Built Home! The inside is not only modern it's immaculately well kept with updates. The Beautiful Kitchen hosts an Island, Pantry & SS appliances. You can socialise with your guests in the Living room & the Dining area that leads out to a wonderful covered patio for barbecuing as well as a second patio for that open feel. The Upper level hosts 3 good sized Bdrms PLUS a Huge Master Bdrm that will accommodate King sized furniture as well as a fantastic WIC & a bright 5 piece ensuite. The Lower level / Basement is a full 1110 Sq ft., completely self contained open & very spacious Legal & Licenced 2 Bdrm Suite. A must see if you have extended family or if you need a mortgage helper. 24 hours notice needed to view the suite!