

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	4	Age:	10
Lot Area: (sq.ft.)	3,129.00	Full Baths:	3	Zoning:	RF-SD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,933.77
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	029-029-457

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Stucco,Vinyl	Parking Access:	Rear
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural	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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	Sapphire
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 6, SECTION 17, TWP 8, NEW WESTMINSTER LAND DISTRICT PLAN EPP24282
Amenities:	
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty Corp., Homelife Benchmark Realty Corp.

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

Finished Floor (Main):	876 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	876 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	876 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	2,628 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,628 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Absolutely immaculate Semi-Detached DUPLEX Home NON-STRATA. This spacious home offers over 2,600 SqFt of quality finishing, solid wood white maple cabinets, quartz countertops in kitchen & all bathrooms, soft close cabinets, crown moldings, 9' ceilings, designer lighting, air conditioning, and central vacuum. 3 large bedrooms upstairs including a primary with walk in closet and luxurious en-suite. Well sized den on main. Covered back deck for year round enjoyment features pot lights & OUTDOOR GAS FIREPLACE. Large, west facing backyard is fully fenced and turfed for easy care. Beautifully done 1 bed suite (could easily be 2 bed)with separate entry & it's own laundry. Well set back from the road, centrally located a short distance from schools, shopping, transit, and recreation.