

Depth/Size (ft):	101	Bedrooms:	6	Approx. Year Built:	2004
Frontage (ft):	68.50	Bathrooms:	4	Age:	20
Lot Area: (sq.ft.)	4,661.00	Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,845.70
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	025-518-330

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Tile - Composite	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Park
Mgmt. Company:	
Complex / Subdiv:	Ironwood
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 47 DISTRICT LOT 244 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP1910
Amenities:	In Suite Laundry
Site Influences:	Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Rennie & Associates Realty Ltd., Rennie & Associates Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	15'6 x 15'	Above	Primary Bedroom	13'2 x 16'11	Bsmt	Bedroom	9'2 x 14'3
Main	Dining Room	12'5 x 10'6	Above	Bedroom	10' x 11'9	Bsmt	Bedroom	17'2 x 11'17
Main	Kitchen	9'7 x 15'3	Above	Bedroom	11'2 x 11'10	Bsmt	Foyer	12'9 x 8'5
Main	Pantry	4' x 3'11	Above	Bedroom	12'2 x 12'3			
Main	Eating Area	10'10 x 11'2	Above	Laundry	6'11 x 9'6			
Main	Foyer	6'11 x 6'2	Bsmt	Living Room	13'8 x 13'5			
Main	Den	14' x 11'	Bsmt	Kitchen	6'10 x 7'1			

Finished Floor (Main):	1,151 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,197 sqft	# Of Kitchens:	2	Above	5	Yes
Finished Floor (Below):	1,141 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Main	2	No
Finished Floor (Total):	3,489 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	3,489 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Prestigious Ironwood Subdivision. Absolutely fabulous 3489 SF two level & fully finished basement with 2 bdrm suite located across from park in an amazing cul-de-sac. 4661sq. ft. lot. Southern exposed rear garden covered in stamped concrete with privacy hedges, lattice work and covered patio, roll out awnings and air conditioning, The main floor features large kitchen, walk in pantry, s/s appliances, great room and oversized den, dining room with wainscoting, upper level 4 bedrooms (large primary with 5 pce ensuite, walk in closet as well as laundry. Hardwood flooring, maple cabinets, granite counters, fine finishing detail and millwork, custom blinds and draperies. Basement features 2 bedroom self contained suite with own laundry & private entrance. Move right in.