

Depth/Size (ft):	95	Bedrooms:	5	Approx. Year Built:	1999
Frontage (ft):	36.00	Bathrooms:	4	Age:	25
Lot Area (sq.ft.):	4,068.00	Full Baths:	3	Zoning:	CD 16
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,264.90
Rear Yard Exp:		Maint. Fee:	45.00	For Tax Year:	2023
View:	No			P.I.D.:	024-311-901

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Rear
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 Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Self Managed
Complex / Subdiv:	Wyndstar
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 32, PLAN LMS3733, DISTRICT LOT 252, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry
Site Influences:	Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Security System,Smoke Alarm,Storage Shed
Bylaw Restrict:	Pets Allowed,Rentals Not Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'10 x 7'1	Main	Walk-In Closet	7'0 x 5'9	Bsmt	Utility	10'6 x 8'11
Main	Kitchen	13'4 x 10'2	Above	Bedroom	14' x 11'			
Main	Eating Area	8' x 8'	Above	Bedroom	14'4 x 10'6			
Main	Dining Room	12'4 x 9'6	Bsmt	Games Room	17'10 x 16'3			
Main	Living Room	12' x 11'	Bsmt	Flex Room	15'5 x 6'4			
Main	Family Room	14' x 11'	Bsmt	Bedroom	12'11 x 11'6			
Main	Primary Bedroom	21'9 x 11'	Bsmt	Bedroom	10'10 x 9'11			

Finished Floor (Main):	1,290 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	544 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	4	Yes
Finished Floor (Bsmt):	1,272 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	3,106 sqft	Basement:	Full,Fully Finished	Below	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	3,106 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

****OPEN HOUSE SAT & SUN, JUL 6 & 7 from 2-4 PM** WELCOME HOME to this 5 bedroom, 4 bathroom home nestled in Wyndstar with MASTER ON THE MAIN! Enter into a grand foyer with vaulted ceiling with a snug/den off the foyer and an open plan kitchen, eating, family room featuring a cozy gas fireplace and sliders onto your deck in private backyard. With fresh paint throughout most of the home, the upstairs offers 2 spacious bedrooms and a bathroom and a full basement boasts another 2 bedrooms, bathroom and huge rec room for games night! Double side by side garage provides plenty of room and this home is just minutes to schools, shopping, transit, Derby Reach Trail, recreation and more. Call today and make this house your new home!**