

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	4	Age:	0
Lot Area: (sq.ft.)	2,571.00	Full Baths:	3	Zoning:	R-CL
Flood Plain:		Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	031-448-852

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Bloom
Services Connected:	Community
Legal:	LOT 25, PLAN EPP97384, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security - Roughed In,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	17' x 15'	Above	Walk-In Closet	7' x 6'	Bsmt	Bedroom	12' x 11'
Main	Kitchen	13' x 10'6"	Above	Bedroom	11'6" x 10'			
Main	Dining Room	15' x 9'	Above	Bedroom	10' x 9'6"			
Main	Den	10' x 10'	Above	Laundry	8' x 6'			
Above	Primary Bedroom	15' x 13'6"	Bsmt	Recreation Room	22'6" x 16'6"			
			Bsmt	Flex Room	12' x 10'			

Finished Floor (Main):	942 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	893 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	942 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	2,777 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,777 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Bloom! A Masterfully built Development by T.M.Crest Homes! Beautiful 2 Storey + fully finished basement "End Unit" Rowhome. Grand Kitchen, soft close cabinetry, Quartz countertops and large Island with bar style seating, high end Stainless steel appliances and hot water on demand. 3 Spacious bedrooms up with, Primary Bedroom complete with Elegant 4 pce Ensuite! Rough in for Level 2 Electric car charger, R.I. Air Cond, 2/5/10 Year home warranty. Navien Tankless water heater, iFlow Hydronic Furnace! Low energy costs. Situated in desirable Yorkson neighborhood, walk to shops and eateries, health & wellness and first rate educational facilities. Completion estimated June 2024. No Maintenance Fees! Open Weekends 1 - 4, Showhome is 20522 76B Ave. Price does not include applicable GST!