

Depth/Size (ft):	109	Bedrooms:	7	Approx. Year Built:	2009
Frontage (ft):	54.00	Bathrooms:	5	Age:	15
Lot Area: (sq.ft.)	5,837.00	Full Baths:	3	Zoning:	RS3
Flood Plain:		Half Baths:	2	Gross Taxes:	\$4,823.18
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	026-820-803

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

View:	Yes : Mt Baker
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 6, DL 353, GROUP 2, NEW WEST DISTRICT PLAN BCP26257
Amenities:	None
Site Influences:	Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 10'5	Above	Bedroom	12'9 x 12'	Bsmt	Bedroom	14'7 x 10'1
Main	Kitchen	14'3 x 11'7	Above	Bedroom	12'3 x 11'2	Bsmt	Bedroom	11'6 x 11'3
Main	Eating Area	12'9 x 12'6	Above	Bedroom	11'11 x 11'9	Bsmt	Bedroom	14' x 11'1
Main	Family Room	18'4 x 13'3	Above	Walk-In Closet	9'1 x 7'5	Bsmt	Storage	9'11 x 6'11
Main	Laundry	9'1 x 8'5	Bsmt	Living Room	15'4 x 10'10			
Main	Foyer	8'5 x 7'3	Bsmt	Kitchen	15'5 x 7'6			
Above	Primary Bedroom	18'4 x 13'8						

Finished Floor (Main):	1,221 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,311 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,208 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,740 sqft	Crawl/Bsmt Height:		Bsmt	5	No
Unfinished Floor:	0 sqft	Basement:	Full	Bsmt	2	No
Grand Total:	3,740 sqft	Beds In Bsmt:	3 / 7			
		# Of Pets:				

CUSTOM BUILT HOME on a quiet Eastside cul-de-sac overlooking Delair Park, with views towards Baker & pastoral farmland. Enter a soaring 2 storey foyer to this spectacular over 3700 sq ft home. Large Kitchen with abundant Maple cabinets, island, S/S appliances, granite counters and backsplash, with adjacent spacious eating area & family room. Upstairs, 4 Bdrms with the Primary Bdrm having a cozy gas fpkc, large W/I closet and spa like ensuite. Bright, walk-out daylight 2 bdrm and possible 3 bdrm suite with 2 baths and it's own laundry. Entertaining sized deck and covered patio below. Fully fenced yard, central A/C, efficient hot water tank and furnace. Great location less than 1 km to shopping, 2 minutes to Hwy 1 and across the street from a variety of recreation options.