

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1997
Frontage (ft):	90.00	Bathrooms:	3	Age:	27
Lot Area: (sq.ft.)	9,580.00	Full Baths:	2	Zoning:	RSFD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,495.70
Rear Yard Exp:	North			For Tax Year:	2022
View:	Yes			P.I.D.:	023-053-941

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 7 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco,Wood	Parking Access:	Front
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,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	Yes

View: Yes : Golden Ears Mountains

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 320, PLAN LMP22745, DISTRICT LOT 408, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Swirlpool/Hot Tub

Site Influences: Central Location,Cul-de-Sac,Greenbelt,Private Yard,Shopping Nearby

Features: Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Security System

Bylaw Restrict:

Listing Broker(s): RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'11 x 9'3	Above	Primary Bedroom	19'1 x 13'6
Main	Dining Room	13'9 x 13'6	Above	Bedroom	13'5 x 11'10
Main	Living Room	11'5 x 13'5	Above	Bedroom	12'1 x 10'2
Main	Eating Area	9'4 x 10'6	Above	Bedroom	12'2 x 13'6
Main	Great Room	13'8 x 16'2	Bsmt	Media Room	11'8 x 16'3
Main	Office	9'4 x 11'10			
Main	Laundry	6'8 x 7'			

Finished Floor (Main):	1,306 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,165 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	No
Finished Floor (Total):	2,471 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	1,306 sqft	Basement:	Partly Finished			
Grand Total:	3,777 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Calling all car enthusiasts! This custom-built 1997 home not only offers stunning views of the Golden Ears Mountains, but has a garage that is a dream come true with epoxy floors and 220V wiring, perfect for installing hoists. Inside, you'll find 4 bedrooms and 3 baths and the basement is ready to be suited. The property also features inground sprinklers, 2 gas hookups, and RV parking, adding convenience and functionality to your outdoor space. Enjoy the luxury of a hot tub, air conditioning, a gourmet kitchen, a spacious great room, and both dining and living rooms. This home combines comfort, style, and practicality in one incredible package. Book your viewing today!