

Depth/Size (ft):	113	Bedrooms:	3	Approx. Year Built:	2010
Frontage (ft):	55.00	Bathrooms:	3	Age:	14
Lot Area: (sq.ft.)	6,292.00	Full Baths:	2	Zoning:	PRD-1
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$3,817.41
Rear Yard Exp:	South	Maint. Fee:	95.00	For Tax Year:	2023
View:	Yes			P.I.D.:	026-411-385

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	136
# of Fireplaces:	1 - Fuel: Propane Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : Harrison River & Golf course
Mgmt. Company:	
Complex / Subdiv:	EAGLE POINT ESTATES
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 61,SECTION 35,TOWNSHIP 3,RANGE 30 WEST OF THE SIXTH MERIDIAN,NEW WESTMINSTER DISTRICT,STRATA PLAN BCS1492,TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	None
Site Influences:	Golf Course Nearby,Greenbelt,Paved Road,Private Yard,Recreation Nearby,Ski Hill Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Pantry,Vaulted Ceiling
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	11'9 x 25'6	Main	Patio	14'8 x 12'8
Main	Kitchen	9'5 x 17'5	Main	Pantry	4'6 x 3'2
Main	Dining Room	8'3 x 11'9	Above	Primary Bedroom	14'11 x 12'7
Main	Living Room	15'4 x 12'11	Above	Bedroom	10'8 x 9'5
Main	Laundry	10'1 x 7'5	Above	Bedroom	10'10 x 12'4
Main	Foyer	7'2 x 5'7	Above	Walk-In Closet	5'10 x 6'3
Main	Porch (enclosed)	17'3 x 6'2	Above	Patio	18'2 x 12'10

Finished Floor (Main):	1,138 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	813 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	1,951 sqft	Crawl/Bsmt Height:	5'			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,951 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes			

LOCATION,LOCATION,LOCATION. Come see this beautiful home backing onto Sandpiper Golf Course with views of the Course and the Harrison River. Very well maintained 3 bed,3 bath home with lots of extras. Custom Kitchen with silestone countertops, heated tile floors & S/S appliances, open dining and living room with hardwood floors,cosy gas fireplace & over sized windows to let the natural light shine through. Stroll through the french doors to your private deck and enjoy the views or entertain the whole family in the huge family room. Upstairs boasts a Spacious Master bedroom with gorgeous ensuite, heated tile floors and jetted soaker tub, seperate shower and incredible views from the upper deck. 2 more large bedrooms and another full bath. Central air-conditioning with Heat pump& RV Parking