

Depth/Size (ft):	139.11	Bedrooms:	6	Approx. Year Built:	2002
Frontage (ft):	54.89	Bathrooms:	4	Age:	22
Lot Area (sq.ft.):	7,771.00	Full Baths:	3	Zoning:	RF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,588.06
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	025-396-935

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 5, PLAN LMP53472, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 12'	Above	Walk-In Closet	11'3 x 5'1	Bsmt	Bedroom	13' x 11'
Main	Dining Room	12' x 12'	Above	Bedroom	11' x 10'	Bsmt	Bedroom	12' x 11'
Main	Living Room	24' x 17'8	Above	Walk-In Closet	6'3 x 5'4	Bsmt	Laundry	3' x 3'
Main	Bedroom	12' x 10'6	Above	Bedroom	12' x 10'			
Main	Foyer	8' x 7'	Above	Walk-In Closet	5' x 4'			
Main	Laundry	8'8 x 5'6	Bsmt	Kitchen	20'9 x 12'			
Above	Primary Bedroom	15' x 13'6	Bsmt	Living Room	20'9 x 15'			

Finished Floor (Main):	1,240 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	788 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	1,240 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	3,268 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,268 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Stunning 2 storey w/bsmt 3268 sf home on a large, flat 7771sf yard. Beautiful custom finishings, original owner w/pride of ownership! Large foyer w/a bedroom/office, a family/formal dining rm w/barn doors to your gourmet kitchen w/ample maple cabinets, countertops and breakfast bar. Plus an eating/dng room and lvg rm w/gas fp. Access to your massive private fenced backyard from the kitchen area w/a balcony. Laundry rm, powder rm & double garage. Upstairs has 3 huge bdrms - all w/wi closets. 5 piece ensuite & 4 piece main bthrm. Bonus, the basement has a 2 bdrm unauth suite w/private entry. Side lot for your RV, boat or toys plus an apron big enough for 2 more vehicles. Tons of extras included in this home. Close to schools, transit, parks, etc. Call today, don't miss out!