

Depth/Size (ft):	98.4	Bedrooms:	3	Approx. Year Built:	2010
Frontage (ft):	45.90	Bathrooms:	3	Age:	14
Lot Area: (sq.ft.)	4,520.00	Full Baths:	2	Zoning:	RS5-A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,346.72
Rear Yard Exp:		Maint. Fee:	129.00	For Tax Year:	2023
View:	Yes			P.I.D.:	027-411-664

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double, Visitor Parking
Rain Screen:		Locker:	No
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:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : North Shore Mountains
Mgmt. Company:	Self Managed
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Storm Sewer, Water
Legal:	STRATA LOT 14 SECTION 25 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2766 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:	Cul-de-Sac, Golf Course Nearby, Private Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'2 x 12'	Bsmt	Bedroom	12'4 x 12'10
Main	Dining Room	10' x 12'	Bsmt	Recreation Room	13'2 x 18'
Main	Living Room	13'2 x 17'8			
Main	Den	10'6 x 12'2			
Main	Primary Bedroom	13' x 14'10			
Main	Patio	13'8 x 11'			
Bsmt	Bedroom	12'4 x 13'2			

Finished Floor (Main):	1,432 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	1,142 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Finished Floor (Total):	2,574 sqft	Basement:	Fully Finished			
Unfinished Floor:	397 sqft	# or % of Rentals Allowed:				
Grand Total:	2,971 sqft	# Of Pets:				

Quiet cul-de-sac just off Whatcom. THE PINES Cascade Plan. This stunning rancher will have a great view. 2,574 sq.ft. finished on 2 floors. Master bedroom on the main with a den/bedroom & laundry all on one level. Gorgeous kitchen has a large granite island. Open great room design. Fully finished lower level with 10 ft. ceilings, large window, and covered patio. Located adjacent to a beautifully landscaped cul-de-sac. Enjoy watching the sunsets from your covered balcony. Much to be appreciated and beautifully finished by DKT Homes.