

<b>Depth/Size (ft):</b>	73.49	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>	117.00	<b>Bathrooms:</b>	4	<b>Age:</b>	51
<b>Lot Area: (sq.ft.)</b>	8,461.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,036.92
<b>Rear Yard Exp:</b>	Northwest			<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	006-479-014

<b>Style of Home:</b>	4 Level Split	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Tile,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Sunshine Hills

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

**Legal:** LOT 369; SECTION 14, TOWNSHIP 4, NEW WESTMINSTER DISTRICT PLAN 42660

**Amenities:** Garden

**Site Influences:** Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Other - See Remarks,Refrigerator

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 5'	Main	Storage	7'9 x 6'9	Above	Bedroom	13'6 x 11'3
Main	Bedroom	10'4 x 11"3	Main	Patio	32' x 18'	Below	Utility	12'1 x 4'11
Main	Living Room	17'6 x 15'6	Above	Bedroom	13'5 x 12'1	Below	Bedroom	21'10 x 25'10
Main	Kitchen	17'5 x 12'1	Above	Bedroom	11' x 11'3			
Main	Dining Room	10'9 x 10'1						
Main	Living Room	22'5 x 14'8						
Main	Laundry	10'9 x 6'9						

<b>Finished Floor (Main):</b>	1,439 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	791 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	750 sqft	<b># Of Levels:</b>	3	Below	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	3	Yes
<b>Finished Floor (Total):</b>	2,980 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,Fully Finished			
<b>Grand Total:</b>	2,980 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Discover your dream home in the vibrant Sunshine hills. This grand split-level family home offers 3000 sq ft of luxurious living space, fully furnished and renovated in 2020 with modern updates including air conditioning and updated driveways. Nestled on a huge corner lot, this bright and sunny property boasts ample parking space and beautiful landscaping complemented by a fully fenced yard. The interior is adorned with modern furniture featuring sofa recliners, beautiful beds & center tables and an exquisite Italian marble dining table. Conveniently located near top-rated schools like Seaquam, the Watershed Park and surrounded by all the amenities, this home ensures a comfortable lifestyle. This house blends elegance and convenience seamlessly, making it a perfect haven for your family.