

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	5	Age:	13
Lot Area:		Full Baths:	4	Zoning:	SDR
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,016.49
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	028-612-191

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	0
# of Fireplaces:	1 - Fuel: Gas - Natural	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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	n/a
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 4 SECTION 21 TOWNSHIP 8 NWD OVER PART OF LOT 3 PLAN BCP48415
Amenities:	Air Cond./Central
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Windows - Thermo
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 9'7	Above	Bedroom	11'10 x 9'0
Main	Dining Room	13'10 x 9'2	Above	Bedroom	11'7 x 9'4
Main	Kitchen	13'1 x 10'2	Bsmt	Kitchen	11'1 x 7'7
Main	Den	11'9 x 10'2	Bsmt	Family Room	10'7 x 9'1
Main	Foyer	6'4 x 5'11	Bsmt	Eating Area	9'1 x 9'1
Above	Primary Bedroom	14'0 x 12'6	Bsmt	Bedroom	12'9 x 10'10
Above	Walk-In Closet	6'3 x 5'10	Bsmt	Bedroom	10'8 x 10'0

Finished Floor (Main):	849 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	825 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	837 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,511 sqft	Basement:	Full	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100	Bsmt	4	No
Grand Total:	2,511 sqft	# Of Pets:				

open hous 3- 5 pm Sunday July 21st Half Duplex, no strata fees. Fabulous open concept features 10 ft ceilings, a den off the front foyer, and step into the chef kitchen with s/steel appliances, hugefamily room, crown moldings,and eating area air conditioning on all 3 levels is a bonus for added comfort. Upstairs has 3 great sized bedrooms, the primary features a walk in closet and ensuite with shower, Main bath with tub/shower combo for the kids to share.Huge newer deck in the backyard for easy maintenance enclosed garage, and parking pad off the lane out back, and street parking in the front. Bonus 2 bedroom unauthorized suite in the basement with open kitchen family room design,Home is roughed in for alarm and natural gas bbq. Regent Road Elementary, and E'cole Salish Secondary, close by