

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	4	Age:	5
Lot Area: (sq.ft.)	4,325.00	Full Baths:	3	Zoning:	R-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$8,143.00
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	030-658-462

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
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:	No
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	ROSLYN RIDGE BY MORNINGSTAR
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 37, PLAN EPP88213, DISTRICT LOT 403, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Oakwyn Realty Ltd. (Branch), Sutton Group-West Coast Realty (Surrey/120)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	14'8 x 19'0	Bsmt	Kitchen	14'6 x 16'8
Main	Dining Room	15'10 x 10'	Bsmt	Bedroom	11' x 10'
Main	Kitchen	12'2 x 15'9	Bsmt	Bedroom	13' x 10'9
Above	Primary Bedroom	14'4 x 13'10			
Above	Nook	12'5 x 10'6			
Above	Bedroom	11'3 x 10'6			
Above	Bedroom	11'8 x 10'0			

Finished Floor (Main):	1,175 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	980 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	970 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	3	No
Finished Floor (Total):	3,125 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,125 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to Roslyn Ridge by MORNINGSTAR, situated in a family-inspired neighbourhood conveniently located in the city. This home sits on an extra large corner lot with 3125 square feet of living space with 3 beds upstairs incl. a spacious master w/sitting room PLUS a 2 bdrm in-law suite downstairs. The beautiful exterior has stone, shingles & wood accents. Interiors incl. wide plank laminate, rich quartz counters, central A/C with warranty, SS appliances and metal picket stair rails on main & upper floors & impressive linear floor-to-ceiling tile fireplace. Soaring 10' ceilings (some vaulted), enormous kitchen island, master ensuite has massive glass shower w/luxurious w/window seat. Dbl car garage & fully fenced/landscaped backyard.