

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	64.00	<b>Bathrooms:</b>	2	<b>Age:</b>	19
<b>Lot Area: (sq.ft.)</b>	9,453.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1-A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,320.08
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-620-720

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<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>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain from upper deck
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	COPPER RIDGE ESTATES
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 4, PLAN BCP4576, DISTRICT LOT 275, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Private Yard,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Vaulted Ceiling,Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'6 x 12'0	Main	Bedroom	10'2 x 12'8
Main	Eating Area	10'6 x 9'	Main	Bedroom	12'6 x 10'1
Main	Family Room	12'3 x 16'	Main	Laundry	5'11 x 10'1
Main	Living Room	13' x 20'	Main	Foyer	7'6 x 8'8
Main	Dining Room	11' x 11'			
Main	Primary Bedroom	13'2 x 13'10			
Main	Walk-In Closet	5'2 x 8'			

<b>Finished Floor (Main):</b>	1,954 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	5	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,954 sqft	<b>Crawl/Bsmt Height:</b>	6'			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,954 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Copper Ridge Estates! This almost 2000 sf RENO'D 3 BD 2 bath rancher will not disappoint! Recent reno's include a CUSTOM kitchen w/granite counters, island, undermount sink, high end BOSCH S/S appl. incl DOUBLE wall oven, renovated bathrooms, incl a deep SOAKER tub in ensuite and his & her sinks, high quality vinyl plank flooring throughout, updated lighting & just professionally painted. The PRIVATE landscaped yard offers a tranquil space to relax or entertain with a newer aggregate deck, large gazebo over hot tub, a door added to the primary for easy access. Don't miss the upper deck w/ stunning mountain views, new stairs, decking & glass handrail. Also RARE over height garage with room to add a mezzanine & 6 ft crawlspace. Easy access to HWY 1, shopping and more!