

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	3	Age:	0
Lot Area: (sq.ft.)	4,057.99	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	032-128-461

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	Other	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	Harrison Highlands
Services Connected:	Community,Electricity,Water
Legal:	LOT 19, PLAN EPP130493, SECTION 24, TOWNSHIP 3, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, R 29 & R 30
Amenities:	Air Cond./Central
Site Influences:	Golf Course Nearby,Paved Road,Recreation Nearby,Rural Setting,Ski Hill Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Microwave,Security - Roughed In,Vacuum - Roughed In
Bylaw Restrict:	No Restrictions
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Porch (enclosed)	9' x 5'	Above	Laundry	5'8 x 6'5
Main	Kitchen	22'1 x 12'	Above	Primary Bedroom	14'1 x 12'7
Main	Great Room	14'1 x 12'6	Above	Walk-In Closet	5'8 x 5'3
Main	Patio	8' x 10'			
Above	Bedroom	11'1 x 11'			
Above	Bedroom	10'8 x 9'			

Finished Floor (Main):	775 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	943 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	1,718 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,718 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	No Restriction -			

NO TRANSFER TAX!! NEW HOME w/ 10 yr WARRANTY!! Built by reputable Vesta properties. Come live where nature intended nestled in the mountains where time slows down a little, natural beauty surrounds you & there is a renewed sense of community. Harrison Highlands offers you access to networks of trails just steps from your door in the majestic Harrison area Whether you hike, bike, or simply want to just take it all in, the beauty of nature and traditional living radiates throughout. Discover your perfect home with this charming 3 bed, 3 bath Starling plan, featuring a cozy Farmhouse interior and sophisticated Chesapeake Grey exterior. complemented by full laminate flooring for easy maintenance and full blinds for added privacy. Washer & Dryer also included. Heat pump for A/C. Move-in today!