

Depth/Size (ft):	177.33	Bedrooms:	7	Approx. Year Built:	1987
Frontage (ft):	45.93	Bathrooms:	4	Age:	37
Lot Area: (sq.ft.)	8,145.00	Full Baths:	4	Zoning:	R3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,726.03
Rear Yard Exp:				For Tax Year:	
View:	Yes			P.I.D.:	008-031-029

Style of Home:	3 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	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:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	Yes : Campbell River
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 3, PLAN NWP74943, PART SW1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage,Workshop Detached
Site Influences:	Central Location,Cul-de-Sac,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	13'8 x 9'9	Above	Bedroom	11'3 x 12'6	Main	Bedroom	16'4 x 7'8
Above	Dining Room	16'2 x 8'7	Above	Bedroom	12'3 x 10'9	Main	Bedroom	10'7 x 9'10
Above	Living Room	16'2 x 12'7	Above	Patio	26'3 x 12'2	Main	Bedroom	10'2 x 9'8
Above	Primary Bedroom	13'6 x 11'10	Above	Workshop	12'5 x 7'2	Main	Storage	5'10 x 4'5
Above	Walk-In Closet	4'10 x 5'5	Main	Kitchen	14'0 x 12'3	Main	Laundry	7'8 x 5'7
Above	Primary Bedroom	12'10 x 14'11	Main	Living Room	16'2 x 14'10	Main	Foyer	4'9 x 4'4
Above	Laundry	11'0 x 4'11	Main	Dining Room	15'6 x 9'8	Main	Patio	18'4 x 16'3

Finished Floor (Main):	1,803 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,591 sqft	# Of Kitchens:	2	Above	3	Yes
Finished Floor (Below):	173 sqft	# Of Levels:	3	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,567 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,567 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

Sitting on top of a cul-de-sac and overlooking the beautiful Campbell River, this lovely 7 bed, 4 bath home is an extraordinary place to live in. This gorgeous home had many upgrades done in 2021 including: new counter tops, new cabinets, new appliances, new windows and many more. Offering a unique open floor plan boasting a stunning Gourmet kitchen with a massive island, large windows and a French door that takes you to a private backyard filled with colourful flowers. The upper level has 4 bedrooms, two of which are Primary bedrooms with private ensuites and the lower level has 3 bedrooms which are perfect for visiting family and friends. This gorgeous home is walking distance to East Beach and many wonderful restaurants.