

Depth/Size (ft):	Bedrooms: 4	Approx. Year Built: 2012
Frontage (ft):	Bathrooms: 4	Age: 12
Lot Area:	Full Baths: 3	Zoning: R- CL
Flood Plain:	Half Baths: 1	Gross Taxes: \$5,407.06
Rear Yard Exp:		For Tax Year: 2023
View:		P.I.D.: 028-287-088

Style of Home: 2 Storey w/Bsmt.	Parking: Total: 3 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Stone,Stucco,Wood	Parking Access: Lane
Foundation:	Parking: Grge/Double Tandem
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold NonStrata
Fuel/Heating: Forced Air,Natural Gas	Property Disc: Yes
Outdoor Area: Balcony(s),Fenced Yard	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased:
Floor Finish:	Fixtures Rmvd:

View:

Mgmt. Company:

Complex / Subdiv: Shaughnessy Mews

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 93 SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP45455

Amenities:

Site Influences:

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'7 x 11'11	Above	Bedroom	9'1 x 14'2
Main	Living Room	13'5 x 20'5	Above	Bedroom	9'5 x 11'5
Main	Dining Room	10'0 x 13'5	Bsmt	Bedroom	11'2 x 15'3
Main	Foyer	4'10 x 5'5	Bsmt	Family Room	13'0 x 12'2
Above	Primary Bedroom	13'6 x 14'4			
Above	Walk-In Closet	5'0 x 6'0			

Finished Floor (Main): 803 sqft	# Of Rooms: 10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 803 sqft	# Of Kitchens: 1	Main	2	No
Finished Floor (Below): 803 sqft	# Of Levels: 3	Above	3	Yes
Finished Floor (Bsmt): 0 sqft	Suite: Unauthorized Suite	Above	3	No
Finished Floor (Total): 2,409 sqft	Crawl/Bsmt Height:	Bsmt	3	No
Unfinished Floor: 0 sqft	Basement: Fully Finished			
Grand Total: 2,409 sqft	Beds In Bsmt: 1 / 4			
	# Of Pets:			

Welcome to Shaughnessy Mews. This stunning 3-level, 4-bedroom end-unit NON-STRATA home offers 4 bedrooms, 4 baths, and a fully finished 1-bedroom basement suite with a separate entry. Completely renovated, this home has granite countertops, stainless steel appliances, top-quality moldings and millwork, designer finishings, a kitchen with a large island, and a cozy living room with an electric fireplace. Central A/C, security system, NEST, 2-port gas hook-up outside. Fantastic location, close to schools, shopping, bus, and easy access to Hwy 1. Extra Large parking pad, landscaped yard and garage.