

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	3	Age:	10
Lot Area: (sq.ft.)	4,037.00	Full Baths:	2	Zoning:	R-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,756.59
Rear Yard Exp:	West			For Tax Year:	2022
View:	No			P.I.D.:	028-687-281

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
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:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	SPENCER'S GREEN
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 1, PLAN BCP49334, SECTION 10, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Greenbelt
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19'4 x 15'9	Above	Walk-In Closet	7'11 x 11'8
Main	Kitchen	12'7 x 11'	Above	Bedroom	11'4 x 15'1
Main	Eating Area	10'2 x 9'4	Above	Bedroom	11'6 x 16'1
Main	Den	11'4 x 9'11	Above	Laundry	9'8 x 6'4
Main	Foyer	9'3 x 5'10			
Main	Pantry	5'8 x 6'7			
Above	Primary Bedroom	16' x 15'10			

Finished Floor (Main):	1,112 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,316 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	2,428 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	1,102 sqft	Basement:	Unfinished			
Grand Total:	3,530 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Former show home located in Spencer's Green and backing onto the greenbelt. Great for a growing family, this home has it all, open concept with a beautiful kitchen perfect for the passionate cook in your family as it's complete with S/S appliances, quartz counters & kitchen island. You'll love the crown quality finishings throughout this home & step out the large french patio doors leading to a fully fenced backyard. Upstairs step up to a grand primary bedroom with a luxury ensuite, separate water closet & large walk-in closet. The 2nd & 3rd bedrooms are fabulously spacious & the main upstairs bath offers 2 sinks & lots of cool built-in cabinetry. Just steps away from both an elementary & high school, Albion fairgrounds & minutes away from shopping & transit. Don't miss this opportunity.