

Depth/Size (ft):	87	Bedrooms:	5	Approx. Year Built:	2012
Frontage (ft):	80.00	Bathrooms:	3	Age:	12
Lot Area: (sq.ft.)	6,621.00	Full Baths:	3	Zoning:	R3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,281.07
Rear Yard Exp:	South			For Tax Year:	2024
View:	Yes			P.I.D.:	027-663-451

Style of Home:	Basement Entry,Corner Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View: Yes : VALLEY AND NW MOUNTAINS

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 47, PLAN BCP36563, SECTION 9, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Cul-de-Sac,Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove,Garage Door Opener,Refrigerator,Security - Roughed In,Smoke Alarm,Storage Shed,Stove,Vacuum - Roughed In

Bylaw Restrict:

Listing Broker(s): eXp Realty, eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16'10 x 12'2	Main	Great Room	23'6 x 12'
Above	Kitchen	13'3 x 11'5	Main	Bedroom	16'2 x 11'
Above	Dining Room	13'5 x 12'	Main	Bedroom	22' x 13'6
Above	Primary Bedroom	14'3 x 13'	Main	Kitchen	11'2 x 4'
Above	Bedroom	12' x 10'			
Above	Bedroom	12' x 10'			
Main	Den	9' x 7'10			

Finished Floor (Main):	1,592 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Above	4	Yes
Finished Floor (Below):	1,402 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Below	4	No
Finished Floor (Total):	2,994 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,994 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsmt:	0 / 5			
		# Of Pets:				

Look no further! This well-laid out floor plan offers nearly 3,000 sqft. of living space including 3 bedrooms up and 2 large bedrooms + den with 11ft. ceiling, kitchen and full bathroom daylight basement suit, separate entry. This is ideal for inlaw suite or Daycare. This home offers all the future a family wants in a new home. Stunning mountains and valley view. Main kitchen is well maintained and like new, high-end appliances and open layout with custom cabinets, granite counters and stainless steel appliances. Primary bedroom with large walking closet including full ensuite. Oversized two-car garage with high ceiling. Rough-in for central AC, vacuum and security. Prime location minutes from town, Jinkerson Park Playground, hiking trail, and Bus stop nearby. Schedule a viewing today!