

Depth/Size (ft):	139	Bedrooms:	8	Approx. Year Built:	2011
Frontage (ft):	62.50	Bathrooms:	7	Age:	13
Lot Area: (sq.ft.)	8,708.00	Full Baths:	6	Zoning:	RES
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$8,315.68
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	003-709-248

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 9 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 16, BLOCK 5N, PLAN NWP14844, SECTION 28, RANGE 2W, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security System
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Crest Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	15'8 x 17'4	Main	Kitchen	14'10 x 15'	Main	Den	9'9 x 11'4
Above	Bedroom	16'11 x 13'3	Main	Wok Kitchen	6'11 x 15'	Main	Bedroom	11'4 x 11'
Above	Bedroom	14'4 x 10'6	Main	Dining Room	13'5 x 9'6	Main	Flex Room	15'6 x 23'1
Above	Den	11'4 x 8'11	Main	Laundry	7'3 x 5'5	Main	Porch (enclosed)	8'10 x 10'1
Above	Bedroom	14'4 x 10'6	Main	Walk-In Closet	3'9 x 5'5	Below	Family Room	13'11 x 22'3
Above	Bedroom	14'4 x 10'6	Main	Living Room	11'10 x 13'2	Below	Family Room	17'4 x 11'5
Main	Family Room	17'5 x 14'4	Main	Foyer	9'5 x 11'4	Below	Kitchen	9'7 x 13'1

Finished Floor (Main):	2,154 sqft	# Of Rooms:	25	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,469 sqft	# Of Kitchens:	4	Below	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Below	3	No
Finished Floor (Bsmt):	2,007 sqft		Legal	Main	3	Yes
Finished Floor (Total):	5,630 sqft	Suite:	Suite,Unauthorized Suite	Main	2	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Grand Total:	5,630 sqft	Basement:	Full,Fully Finished	Above	3	Yes
		Beds In Bsmt:	0 / 8	Above	3	Yes
		# Of Pets:				

Cedar Hills introduces another gem! First time to the market this home sits on a 8000 sqft lot that is nicely situated on a quiet street yet minutes away from schools, shops and transportation. Well positioned for any commuter or anyone who requires amenities conveniently close by. Palatial spacing inside, tall coffered ceilings, ensuites, and a deck designed for hosting and entertaining. Plenty of rooms with thoughtful touches like spice/wok kitchen and ample spaces for storage. This home provides mortgage helpers with two basements suites. Opportunity to grow a wonderful garden in the backyard with an extra outbuilding for an office or storage. Plenty of parking for programs, tenants or just day to day practicality. Sellers are motivated to sell and can accommodate quick completion.