

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1996
Frontage (ft):	49.15	Bathrooms:	3	Age:	28
Lot Area: (sq.ft.)	5,976.00	Full Baths:	3	Zoning:	RS5
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,140.98
Rear Yard Exp:		Maint. Fee:	180.00	For Tax Year:	2023
View:	No			P.I.D.:	023-136-146

Style of Home:	2 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	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 Strata
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:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 21, PLAN LMS2059, SECTION 13, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry
Site Influences:	Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10' x 10'6	Main	Kitchen	10'8 x 12'8	Below	Utility	9'9 x 17'1
Main	Primary Bedroom	12'11 x 12'4	Main	Eating Area	9'11 x 11'2	Below	Storage	11'8 x 21'6
Main	Bedroom	9'3 x 10'11	Main	Family Room	16'6 x 13'4			
Main	Bedroom	11'5 x 9'5	Below	Bedroom	10'8 x 12'5			
Main	Bedroom	10'0 x 10'6	Below	Den	9'6 x 9'2			
Main	Living Room	11'11 x 11'10	Below	Bedroom	10'11 x 16'3			
Main	Dining Room	12'11 x 12'4	Below	Recreation Room	11'4 x 12'3			

Finished Floor (Main):	2,070 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	843 sqft	# Of Levels:	2	Main	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,913 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Partly Finished			
Grand Total:	2,913 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Welcome to this stunning home featuring an inviting Family Room and Living Room, both warmed by cozy gas fireplaces. The kitchen is equipped with stainless steel appliances and a convenient pantry. The expansive master bedroom is complete with a luxurious ensuite featuring a double vanity, separate shower, and a relaxing soaker tub. The main floor also boasts three additional bedrooms, perfect for a growing family. The partially finished lower level offers endless possibilities with two more bedrooms, a den, and a bathroom, plus a large area of unfinished space ready for your personal touch. For parking and storage enjoy the double attached garage. Prime location where all school levels are just a 10-minute walk away. Enjoy the convenience of being steps away from shopping and restaurants.