

Depth/Size (ft):	107	Bedrooms:	5	Approx. Year Built:	2004
Frontage (ft):	79.00	Bathrooms:	3	Age:	20
Lot Area: (sq.ft.)	5,931.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,969.37
Rear Yard Exp:	Southwest			For Tax Year:	2024
View:	No			P.I.D.:	025-908-642

Style of Home:	Basement Entry	Parking:	Total: 7 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Kensington Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 48, PLAN BCP10379, SECTION 30, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Golf Course Nearby,Private Setting,Private Yard,Treed
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Microwave
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'5 x 11'11	Bsmt	Family Room	20'0 x 15'10
Main	Dining Room	10'8 x 11'6	Bsmt	Bedroom	11'11 x 10'1
Main	Kitchen	11'2 x 11'8	Bsmt	Walk-In Closet	5'3 x 6'9
Main	Primary Bedroom	14'0 x 15'4	Bsmt	Bedroom	10'5 x 11'2
Main	Walk-In Closet	7'4 x 6'8	Bsmt	Laundry	6'4 x 5'7
Main	Bedroom	11'0 x 11'11	Bsmt	Foyer	5'4 x 3'7
Main	Bedroom	11'0 x 11'11			

Finished Floor (Main):	1,518 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	975 sqft	Suite:	None	Bsmt	3	No
Finished Floor (Total):	2,493 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,493 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to your dream home, an entertainer's paradise nestled in ultimate privacy! Imagine summer nights in your lush, greenbelt-surrounded backyard, soaking in the hot tub or hosting unforgettable gatherings under covered patios w/gas hookups for BBQ & firepit. Inside, the open main floor w/vaulted ceilings & gourmet kitchen, featuring island & gas range, invites joyful connections. Set the perfect ambiance w/deluxe indoor/outdoor surround sound. With 5 beds, 3 baths, luxurious updates & basement easily suitable for added income, this home offers both comfort & opportunity. Parking is not an issue w/3 car garage & room for RV. You'll appreciate the on-demand tankless water heater, hi-efficient furnace, AC, 200A panel. Plus, it's ready for an inground pool! Your perfect lifestyle awaits.