

Depth/Size (ft):	25.0	Bedrooms:	3	Approx. Year Built:	2002
Frontage (ft):	29.59	Bathrooms:	4	Age:	22
Lot Area: (sq.ft.)	2,432.00	Full Baths:	2	Zoning:	CD-21
Flood Plain:		Half Baths:	2	Gross Taxes:	\$5,135.61
Rear Yard Exp:	West	Maint. Fee:	41.00	For Tax Year:	2024
View:				P.I.D.:	024-529-249

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Metal	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Rear
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 Strata
Fuel/Heating:	Electric, 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:	Laminate, Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Hyland Creek

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

Legal: STRATA LOT 28, PLAN LMS3865, PART W1/2, SECTION 31, TOWNSHIP 11, 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 OR V, AS APPROPRIATE

Amenities: Playground

Site Influences: Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Pantry

Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'10 x 12'1	Above	Primary Bedroom	14'9 x 21'4
Main	Living Room	11'0 x 13'7	Above	Walk-In Closet	5'7 x 10'4
Main	Dining Room	17'0 x 8'0	Above	Bedroom	12'3 x 10'1
Main	Family Room	10'6 x 18'2	Above	Bedroom	12'6 x 8'8
Main	Kitchen	10'4 x 12'0	Bsmt	Recreation Room	14'11 x 20'10
Main	Eating Area	10'4 x 7'10	Bsmt	Laundry	6'0 x 5'6
Main	Patio	21'6 x 10'2			

Finished Floor (Main):	975 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	862 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	548 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,385 sqft	Crawl/Bsmt Height:		Below	2	No
Unfinished Floor:	0 sqft	Basement:	Full, Fully Finished			
Grand Total:	2,385 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	Cats: Yes, Dogs: Yes			

Highland Creek - This 3BR, 4BTH Walnut Grove home welcomes you with a covered front porch. Inside, an airy foyer leads to a living/dining area complete with wainscoting, crown moulding, a double-sided fireplace and a spacious family room. The kitchen features stainless steel KitchenAid appliances, granite counters, and custom maple cabinets, with a walk-in pantry. It opens to a west-facing sundeck with Golden Ears Mountain views. The upper level includes bright bedrooms, a main bath, and a primary suite with a spa-like ensuite and large WIC. The finished basement offers a rec room, half bath, storage, and laundry. A large double garage w/ epoxy floor and an expansive driveway provides three additional spots. Steps from schools, recreation, golf, and HWY 1. Low \$41/mo Bare land strata fees!