

<b>Depth/Size (ft):</b>	28/13.7/25	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2003
<b>Frontage (ft):</b>	43.96	<b>Bathrooms:</b>	3	<b>Age:</b>	21
<b>Lot Area: (sq.ft.)</b>	3,821.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,224.05
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	025-428-918

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Propane Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Composite	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Rosemary Heights
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 32 DISTRICT LOT 244 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP54426
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 9'11	Above	Walk-In Closet	8'9 x 6'8	Bsmt	Storage	17'5 x 12'3
Main	Living Room	11'10 x 12'10	Above	Bedroom	11'5 x 13'4	Bsmt	Storage	16'8 x 12'3
Main	Dining Room	13'6 x 9'6	Above	Bedroom	13'4 x 10'10	Bsmt	Storage	5'4 x 9'7
Main	Kitchen	9'11 x 12'11	Above	Laundry	3'0 x 5'0			
Main	Eating Area	10'3 x 12'11	Bsmt	Laundry	10'7 x 9'8			
Main	Family Room	15'1 x 14'5	Bsmt	Bedroom	10'7 x 12'6			
Above	Primary Bedroom	15'1 x 12'11						

<b>Finished Floor (Main):</b>	1,066 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	978 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	2,044 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	1,028 sqft	<b>Basement:</b>	Partly Finished			
<b>Grand Total:</b>	3,072 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Best priced home in Rosemary Heights. This owner had first choice of a larger lot in the subdivision. Foxridge home built by Qualico this 2 storey basement home in Morgan Creek is a perfect family home for an extended family with partially finished basement. Traditional living room & dining room. Gallery view from upstairs with high ceilings. Maple kitchen cabinets adjacent eating area with family room. Private yard with expansive deck. Upgrades at the time: real hardwood floors; surround sound; upgraded carpet & underlay; Hunter Douglas silhouette blinds; shelving & workbench in garage; 2nd plumbing for laundry room in basement & electric 220 v sub-panel. Basement ready for dry wall with established rooms. Just painted exterior. Close to shopping; transit & highway. Hurry on this one.