

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	3	Age:	18
Lot Area: (sq.ft.)	4,843.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,407.75
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	026-379-481

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - 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),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	Yes

View: Yes : PROTECTED GREENBELT BEHIND

Mgmt. Company:

Complex / Subdiv: BONSON LANDING

Services Connected: Natural Gas

Legal: LOT 153, PLAN BCP19073, DISTRICT LOT 280, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Storage

Site Influences: Central Location,Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Security - Roughed In,Sprinkler - Fire,Vaulted Ceiling,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'2 x 7'1	Above	Bedroom	9'10 x 11'0
Main	Living Room	12'8 x 13'5	Above	Bedroom	9'11 x 11'0
Main	Laundry	12'8 x 7'8	Above	Bedroom	10'0 x 10'8
Main	Kitchen	11'5 x 15'0	Above	Primary Bedroom	14'4 x 16'1
Main	Family Room	16'0 x 18'3	Above	Walk-In Closet	9'0 x 6'8
Main	Dining Room	12'10 x 14'9			
Above	Recreation Room	15'7 x 18'3			

Finished Floor (Main):	1,441 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,517 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	No
Finished Floor (Total):	2,958 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,958 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

This is the prime location you're looking for in your next family home! Set on a friendly & welcoming cul-de-sac against a backdrop of protected green space. Just steps to the nearest nature trail. A street your kids & pets can safely play on with the neighborhood children. A superb floor plan, offering the hard-to-find 4 bdrms + scale w/ 2 cozy gas fireplaces (family & living room). The open concept kitchen overlooks the backyard & all of your entertaining spaces. 549 sq ft garage w/ 13 ft ceilings + 5 ft crawl space for all your storage needs. A fenced, private & southern exposure backyard. The gift that keeps on giving. Immaculately maintained, tastefully decorated. A must see.