

Depth/Size (ft):	120	Bedrooms:	4	Approx. Year Built:	2013
Frontage (ft):	44.00	Bathrooms:	4	Age:	11
Lot Area: (sq.ft.)	5,278.00	Full Baths:	3	Zoning:	RS6
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,570.90
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	028-928-121

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
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 NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN BCP51499, DISTRICT LOT 115, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Garden,Storage
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Heat Recov. Vent.,Security - Roughed In,Storage Shed,Vacuum - Roughed In,Vaulted Ceiling,Windows - Thermo,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

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

Finished Floor (Main):	1,462 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,300 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	Above	4	No
Finished Floor (Total):	2,762 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,762 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome home! This stunning 4 bed executive home is a perfect 10, situated on a sunny southerly exposed lot in one of Ladner's most desirable neighbourhoods. The bright, open concept main floor is an entertainers dream and leads out to the fabulous sunny backyard. This home boasts high end finishings throughout with the perfect family friendly layout and 4 bedrooms on upper level. You will fall in love with the gourmet kitchen, featuring high end appliances, beautiful cabinetry and an oversized island. The primary retreat with vaulted ceilings and spa-like ensuite is the perfect place to unwind at the end of the day. This is a beautiful home in a fabulous community, don't miss it, book your private viewing today.