

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2003
Frontage (ft):	29.53	Bathrooms:	4	Age:	21
Lot Area: (sq.ft.)	6,243.27	Full Baths:	3	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,444.28
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	025-428-624

Style of Home:	2 Storey w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Stone,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Ravine and Forest view
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 6, PLAN LMP54426, DISTRICT LOT 244, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	14'3 x 15'7	Main	Den	10'4 x 13'1
Above	Bedroom	11'7 x 10'7	Below	Recreation Room	28'7 x 15'7
Above	Bedroom	12'0 x 10'9	Below	Laundry	5'7 x 13'0
Main	Foyer	6'7 x 6'10	Below	Bedroom	13'10 x 12'7
Main	Kitchen	10'8 x 15'11	Below	Patio	8'8 x 7'5
Main	Living Room	14'3 x 15'4			
Main	Dining Room	11'1 x 13'8			

Finished Floor (Main):	1,069 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,038 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,045 sqft	# Of Levels:	3	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	3,152 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	3,152 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to your dream abode! This meticulously maintained 4-bedroom, 3-bathroom haven sprawls across 6243 square feet lot, embodying luxury and comfort. Nestled in the prime location of Rosemary Heights, it boasts convenience with shopping and banking within walking distance. The private backyard beckons for leisurely afternoons as you enjoy the tranquil view of the forested ravine. Step inside to discover a harmonious blend of elegance and functionality. With a built in speaker system throughout the home, security system and other technology extras.