

<b>Depth/Size (ft):</b>	35	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	47.00	<b>Bathrooms:</b>	3	<b>Age:</b>	35
<b>Lot Area (sq.ft.):</b>	5,311.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,107.43
<b>Rear Yard Exp:</b>	Northeast			<b>For Tax Year:</b>	2021
<b>View:</b>	Yes			<b>P.I.D.:</b>	012-226-386

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mountains

**Mgmt. Company:**

**Complex / Subdiv:** SUMMERSET

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

**Legal:** LOT 8, PLAN NWP79339, DISTRICT LOT 223, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Air Cond./Central,In Suite Laundry

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

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 6'4	Main	Bedroom	10'2 x 10'0	Below	Dining Room	7'8 x 11'1
Main	Living Room	12'6 x 18'6	Main	Bedroom	13'9 x 10'2	Below	Living Room	16'6 x 11'1
Main	Dining Room	12'7 x 8'4	Main	Laundry	5'4 x 6'9	Below	Recreation Room	25'5 x 13'2
Main	Kitchen	10'4 x 11'10	Below	Bedroom	13'6 x 12'6	Below	Bedroom	13'9 x 15'7
Main	Eating Area	12'11 x 11'4	Below	Laundry	11'0 x 12'5			
Main	Family Room	13'5 x 15'7	Below	Bedroom	12'1 x 12'11			
Main	Primary Bedroom	13'9 x 12'10	Below	Kitchen	12'4 x 11'1			

<b>Finished Floor (Main):</b>	1,743 sqft	<b># Of Rooms:</b>	18	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,713 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	4	No
<b>Finished Floor (Total):</b>	3,456 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,456 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

This one will check off ALL the boxes! Rancher with basement, quiet no thru road, RV parking, double garage with room for hoist, room for even the largest family, and revenue potential. In beautiful Somerset subdivision, walking distance to Elementary & Secondary schools, restaurants and all types of shopping. Almost 3500 sf of living space, the home features a bright foyer with a skylight, formal living and dining room and corner gas fireplace in the family room. Expansive kitchen boasts an open plan with loads of cabinet space & a huge eating area with access to a 12x11 covered deck. Call us today to book your private tour, see you at the open house!

