

Depth/Size (ft):	90.09	Bedrooms:	4	Approx. Year Built:	2012
Frontage (ft):	44.00	Bathrooms:	4	Age:	12
Lot Area: (sq.ft.)	3,964.00	Full Baths:	3	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,396.70
Rear Yard Exp:		Maint. Fee:	199.00	For Tax Year:	2024
View:	Yes			P.I.D.:	027-102-327

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

View:	Yes : Mountain Views
Mgmt. Company:	Crossroads Property Management - 778-578-4445
Complex / Subdiv:	Anderson Walk
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	SL 11 DL 165 GRP 2 NWD SP BCS2382 TOGETHER WITH AN INTEREST IN THE COMMOM PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Oven - Built In,Security System,Vacuum - Built In,Wet Bar
Bylaw Restrict:	No Restrictions
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 14'8	Above	Bedroom	12'1 x 10'3	Bsmt	Walk-In Closet	6'2 x 6'2
Main	Dining Room	17'0 x 7'4	Above	Bedroom	12'0 x 10'7	Bsmt	Utility	9'4 x 5'9
Main	Kitchen	17'0 x 11'0	Above	Laundry	6'8 x 4'9			
Main	Den	13'2 x 10'0	Bsmt	Recreation Room	16'2 x 15'5			
Main	Foyer	5'6 x 4'4	Bsmt	Games Room	18'2 x 16'8			
Above	Primary Bedroom	22'5 x 13'3	Bsmt	Other	22'2 x 17'4			
Above	Walk-In Closet	11'5 x 4'11	Bsmt	Bedroom	12'0 x 10'8			

Finished Floor (Main):	1,074 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,133 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,500 sqft	Crawl/Bsmt Height:		Above	5	No
Finished Floor (Total):	3,707 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	3,707 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

This INCREDIBLE family home comes with all the bells and whistles! 4 bedrooms! 4 bathrooms! A home theatre w/ laser projector! Wet Bar! Games room! Hot Tub! PLUS a low maintenance turfed backyard w/ a gas fire-table. Other features include A/C, Control 4 home automation, on-demand hot water and 2 gas fireplaces. Spacious floor plan features a STUNNING MODERN kitchen with stainless steel appliances, quartz countertop and island with seating for 3. The den is currently used as a Salon, but can be easily converted back. Upstairs offers 3 bdrms - Primary w/ a beautiful 5 pc ensuite + HUGE walk-in closet! The basement boasts the 4th bedroom, 4th bath, wet bar, theatre & games room. All within steps of the Nicomekl River and the soon-to-be-built Riverfront Park! Home is where your Storey begins!