

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):	62.00	Bathrooms:	3	Age:	3
Lot Area (sq.ft.):	5,295.00	Full Baths:	2	Zoning:	RS5
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,775.00
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	030-507-421

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Single
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:	No
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Mt Baker and Fraser Valley

Mgmt. Company:

Complex / Subdiv: Timberlane

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

Legal: LOT 36 PLAN EPP81683 SECTION 13 TOWNSHIP 16 LAND DISTRICT 36

Amenities: Air Cond./Central

Site Influences: Greenbelt,Private Setting,Private Yard,Treed

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Smoke Alarm

Bylaw Restrict:

Listing Broker(s): Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'1 x 8'9	Below	Walk-In Closet	6'10 x 9'8
Main	Living Room	16'4 x 13'9	Below	Bedroom	11'7 x 9'10
Main	Dining Room	13'4 x 14'	Below	Laundry	6'3 x 7'10
Main	Pantry	5'1 x 4'1	Below	Storage	5'1 x 4'4
Main	Foyer	8' x 8'	Below	Flex Room	14'3 x 22'2
Main	Storage	5'1 x 4'4			
Below	Primary Bedroom	13'4 x 11'10			

Finished Floor (Main):	839 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,199 sqft	# Of Levels:	2	Below	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,038 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,038 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Views of Mt Baker, plus a greenbelt. Reverse rancher, with main living on top, and bedrooms below. Unobstructed views from all windows, which are floor-to-ceiling. Huge patio decks (51 feet long, from side to side), complete with glass railings. Master bedroom has a stunning 5-piece ensuite, views out over the valley to Mt Baker, and a sliding glass patio door to the patio deck. Hardwood cabinetry, quartz counters, SS appliances, large island, and trayed ceiling round out the main floor features. Super-sized single garage with loads of room to store extra toys. Elevator ready, and the yard is low-maintenance. Vacant, and ready for quick possession.