

<b>Depth/Size (ft):</b>	96	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>	37.00	<b>Bathrooms:</b>	4	<b>Age:</b>	5
<b>Lot Area: (sq.ft.)</b>	3,552.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,476.64
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	030-195-772

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Silver Valley & Fern Crescent
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 22 SECTION 29 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN EPP65849
<b>Amenities:</b>	Air Cond./Central,Guest Suite,In Suite Laundry,Swirlpool/Hot Tub
<b>Site Influences:</b>	Greenbelt,Paved Road,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Pantry,Security - Roughed In,Security System,Smoke Alarm,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'9 x 5'7	Above	Primary Bedroom	13'11 x 15'1	Bsmt	Living Room	12'4 x 14'1
Main	Living Room	14'9 x 18'4	Above	Walk-In Closet	5'2 x 5'7	Bsmt	Kitchen	11'0 x 7'6
Main	Kitchen	17'1 x 14'0	Above	Walk-In Closet	4'10 x 5'9	Bsmt	Dining Room	10'10 x 4'1
Main	Dining Room	12'5 x 9'0	Above	Bedroom	10'1 x 13'0	Bsmt	Bedroom	12'4 x 10'5
Main	Pantry	5'2 x 7'1	Above	Bedroom	15'9 x 10'0	Bsmt	Patio	16'10 x 5'0
Main	Patio	20'4 x 12'2	Above	Bedroom	11'4 x 11'5			
Above	Laundry	7'9 x 6'5	Bsmt	Recreation Room	13'5 x 15'9			

<b>Finished Floor (Main):</b>	1,035 sqft	<b># Of Rooms:</b>	19	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,300 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,006 sqft	<b>Suite:</b>	Unauthorized Suite	Above	5	No
<b>Finished Floor (Total):</b>	3,341 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,341 sqft	<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

Discover your dream home in the highly sought-after Silver Valley, where outdoor adventures await with hiking and biking trails, nature, and breathtaking views. This beautiful nearly-new family home is in a fantastic neighbourhood close to excellent schools. The main floor boasts an expansive open layout with a chef's dream kitchen and a huge walk-in pantry. Your backyard is an entertainer's paradise with a large covered patio, Hot Tub and Gas BBQ. Upstairs features a spacious primary bedroom with dual WIC's and a luxurious ensuite, plus three additional bedrooms, a bathroom, and a convenient laundry room. The lower level includes a versatile rec room ideal for a playroom or media space and a bonus 1-bedroom (potentially 2) separate suite. This home is move-in ready, just unpack and enjoy!