

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <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!