

<b>Depth/Size (ft):</b>	157	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2010
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	3	<b>Age:</b>	14
<b>Lot Area: (sq.ft.)</b>	7,890.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,046.90
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	99.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	028-060-938

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Forced Air,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	Stratatech
<b>Complex / Subdiv:</b>	Briarwood at Harrison Highlands
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 17, PLAN BCS3613, SECTION 24, TOWNSHIP 3, RANGE 30, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry,Storage
<b>Site Influences:</b>	Golf Course Nearby,Recreation Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 10'4	Main	Storage	9'7 x 7'5
Main	Kitchen	13'5 x 11'2	Main	Foyer	8'9 x 7'7
Main	Dining Room	13'1 x 9'11	Above	Bedroom	13'8 x 12'4
Main	Family Room	20'5 x 13'6	Above	Bedroom	13'0 x 10'3
Main	Primary Bedroom	15'0 x 14'11	Above	Walk-In Closet	5'8 x 3'3
Main	Walk-In Closet	9'6 x 7'5			
Main	Laundry	8'6 x 7'2			

<b>Finished Floor (Main):</b>	1,678 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	690 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,368 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,368 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Discover peace and tranquility in this beautifully maintained 2,368 sq ft home. With 3 bedrooms and 2.5 baths, this home boasts a bright, open floor plan. The living room features vaulted ceilings and expansive windows, filling the space with natural light. The kitchen is a chef's dream with stunning cabinetry, countertops, a large breakfast island, a pantry, and French doors leading to a fully fenced private yard. The spacious main-floor primary suite includes a spa-like ensuite and a huge walk-in closet. The Double garage has lots of room for 2 cars with additional RV. Nestled in the serene Harrison Highlands, this home is ready for you to make it yours!