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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 120 | Bedrooms: | 4 | Approx. Year Built: | 1980 |
| Frontage (ft): | 60.00 | Bathrooms: | 3 | Age: | 45 |
| Lot Area: (sq.ft.) | 7,211.00 | Full Baths: | 3 | Zoning: | SFD |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$5,593.61 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | No | | | P.I.D.: | 005-718-376 |

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|-------------------------|--------------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Wood | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Electric,Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Metal | Fixtures Leased: | No |
| Floor Finish: | Laminate,Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | LOT 381, PLAN NWP59186, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | In Suite Laundry,Storage |
| Site Influences: | Cul-de-Sac,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage - Wolstencroft, Royal LePage - Wolstencroft |

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

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,410 sqft | # Of Rooms: | 15 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 883 sqft | # Of Kitchens: | 1 | Main | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 5 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 4 | No |
| Finished Floor (Total): | 2,293 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 2,293 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Located on a peaceful no-through street by High Knoll Park, this beautifully updated 4-bed, 3-bath home boasts 2,293 sq. ft. of living space on a 7,211 sq. ft. lot. The open-concept design features high-end laminate flooring, two fireplaces, and a newer furnace. The spacious primary suite includes a luxurious ensuite, brand-new carpets, and a walk-in closet. The modern kitchen offers ample storage, while the bathrooms are tastefully updated. Enjoy the large covered deck and patio in the generous outdoor space. The home also includes a metal roof, double garage, and mudroom for added convenience. Amazing location and close to everything!