

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	4	Age:	20
Lot Area:		Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,456.44
Rear Yard Exp:	West	Maint. Fee:	678.42	For Tax Year:	2024
View:				P.I.D.:	026-009-919

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

View:

Mgmt. Company: LEONIS PROPERTY MANAGEMENT - 604-575-5474

Complex / Subdiv: CAMBRIA

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

Legal: STRATA LOT 73 SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS291 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Garden,In Suite Laundry,Playground

Site Influences: Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Vacuum - Roughed In

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 5'9	Above	Primary Bedroom	15'11 x 12'6	Below	Den	11'2 x 12'8
Main	Living Room	12' x 14'3	Above	Walk-In Closet	8'8 x 5'0	Below	Recreation Room	13'9 x 18'
Main	Dining Room	12'10 x 10'5	Above	Bedroom	10' x 12'11	Below	Flex Room	21' x 12'4
Main	Kitchen	11'2 x 11'	Above	Bedroom	9'10 x 12'10			
Main	Eating Area	12'5 x 8'	Above	Laundry	8'1 x 5'1			
Main	Family Room	15' x 13'						
Main	Mud Room	4'3 x 5'8						

Finished Floor (Main):	1,046 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	960 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,038 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	3,044 sqft	Basement:	Fully Finished	Below	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	3,044 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Where can you find a detached home that includes snow removal, where you don't have to do landscaping, & exterior insurance & maintenance is covered? HERE at Cambria in Rosemary Heights! This stunning 3044 sq ft 2 storey w/ bsmt has rm for everyone & a completely private huge fenced yard! Main flr offers formal dining & living rm w/ vaulted ceiling. The family rm includes a cozy gas fireplace & the gorgeous kitchen has S/S appliances inc gas. There is a large crescent shaped /prep/island w/ seating for 3 & tons of cabinetry! French doors lead to your patio & huge private yard! Head up to the 3 well sized bd rms w/ primary boasting a vaulted ceiling, walk/in closet & 5 pc ensuite. Down has tons of storage, multiple flex spaces, den & rec rm! View this home in an incredible complex!