

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2020
Frontage (ft):	19.55	Bathrooms:	3	Age:	4
Lot Area: (sq.ft.)	7,035.00	Full Baths:	3	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$4,314.98
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	030-898-242

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT B, PLAN EPP80040, DISTRICT LOT 343, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	17'2 x 7'1	Above	Bedroom	11'9 x 10'1
Above	Dining Room	9'2 x 9'11	Below	Kitchen	7'5 x 11'10
Above	Living Room	13'7 x 9'11	Below	Eating Area	7'7 x 11'10
Above	Primary Bedroom	15'10 x 13'5	Below	Dining Room	15'0 x 8'7
Above	Walk-In Closet	6'8 x 8'5	Below	Living Room	17'9 x 13'1
Above	Bedroom	13'3 x 10'0	Below	Bedroom	13'1 x 12'9
Above	Bedroom	15'10 x 10'0			

Finished Floor (Main):	1,794 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	Yes
Finished Floor (Below):	1,252 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	3,046 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,046 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

This beautiful home offers stunning views of Mt. Cheam & a warm, inviting atmosphere from the moment you step inside. The bright, spacious layout is enhanced by high ceilings that fill the home with natural light. Upstairs, you'll find 4 well sized bedrooms, including a large primary suite with walk-in closet & an en-suite. Designed with modern living in mind, the open-concept living, dining, & kitchen areas are perfect for entertaining, featuring a large island & s/s appliances. The finished 1 bedroom basement suite, provides a versatile space for in-laws or guests. The fully fenced backyard is a safe haven for kids to play, while you relax on the large patio, taking in the breathtaking mountain views. There is also plenty of parking, enough for 5 cars & RV parking.