

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1998
Frontage (ft):	54.00	Bathrooms:	3	Age:	26
Lot Area: (sq.ft.)	6,970.00	Full Baths:	3	Zoning:	SR
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,843.20
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	018-575-102

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	Yes

View: Yes : Valley and Mountains

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 1, PLAN LMP13750, SECTION 5, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'	Below	Recreation Room	13' x 12'
Main	Dining Room	11'8 x 10'	Below	Bedroom	10'8 x 9'
Main	Kitchen	12' x 9'	Below	Bedroom	13' x 12'
Main	Family Room	12' x 12'	Below	Laundry	5' x 4'9
Main	Primary Bedroom	12' x 12'			
Main	Bedroom	11' x 9'			
Main	Bedroom	12' x 9'			

Finished Floor (Main):	1,296 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	923 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Below	4	No
Finished Floor (Total):	2,219 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,219 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Stunning views from this 5 Bdrm 3 Bath 2219 Sq Ft home located in sought after Promontory neighborhood. Open concept Lvng & dnmr with Vaulted ceiling and gas FP. Spacious white kitch with island overlooking famrm and private fenced backyard with entertaining size deck. 3 Bdrms up and Primary with walk in closet & ensuite. Fully finished basement with 2 bedrooms full bath and recroom. Separate access through double car garage. Some new flooring and moldings. Great family home! Close to schools and Parks.