

<b>Depth/Size (ft):</b>	91.87	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2012
<b>Frontage (ft):</b>	31.17	<b>Bathrooms:</b>	4	<b>Age:</b>	12
<b>Lot Area: (sq.ft.)</b>	2,863.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RC-L
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,597.95
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	028-030-702

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Yorkson South
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	LOT 38 SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP42109
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Security - Roughed In,Vacuum - Roughed In,Vaulted Ceiling,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 4'8	Above	Bedroom	10'9 x 10'10	Below	Walk-In Closet	4'6 x 3'2
Main	Living Room	16'3 x 14'11	Above	Bedroom	10'7 x 9'5	Below	Bedroom	13'8 x 8'9
Main	Dining Room	11'10 x 9'6	Above	Laundry	8'8 x 5'10	Below	Storage	6'8 x 6'8
Main	Kitchen	8'6 x 12'	Below	Family Room	9'9 x 12'3	Below	Utility	6'4 x 8'9
Main	Den	11'3 x 9'5	Below	Dining Room	11'11 x 11'1			
Above	Primary Bedroom	13'4 x 14'9	Below	Kitchen	8'5 x 10'			
Above	Walk-In Closet	8' x 6'3	Below	Bedroom	10'1 x 10'			

<b>Finished Floor (Main):</b>	880 sqft	<b># Of Rooms:</b>	18	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	874 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	880 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	4	No
<b>Finished Floor (Total):</b>	2,634 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,634 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

STUNNING family home in the desirable YORKSON SOUTH neighbourhood! Lovely open floorplan boasting high ceilings, mountain views, 5 bedrooms & a legal suite! Spacious great room with cozy fireplace opens onto beautiful kitchen with stainless steel appliances, granite countertops & island with a sit-up bar. 3 large bedrooms up including master with vaulted ceiling, walk-in closet, & 5 piece ensuite. Central A/C and thermal windows add extra comfort. Fenced yard/patio & detached double garage w/ extra spot out. Great family neighbourhood close to schools, shopping & transit.