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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1994 |
| Frontage (ft): | 24.50 | Bathrooms: | 3 | Age: | 30 |
| Lot Area: (sq.ft.) | 7,171.00 | Full Baths: | 2 | Zoning: | RES |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$5,073.06 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | No | | | P.I.D.: | 018-505-635 |

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|-------------------------|--------------------------------|-------------------------|----------------------------------|
| Style of Home: | 2 Storey | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: 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: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | Richardson Ridge |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | LOT 5, PLAN LMP12754, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | |
| Site Influences: | Central Location,Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Shopping Nearby |
| Features: | Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Storage Shed |
| Bylaw Restrict: | |
| Listing Broker(s): | Sutton Premier Realty, LeHomes Realty Premier |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|-----------------|-------------|
| Main | Kitchen | 11'1 x 10'0 | Above | Primary Bedroom | 19'2 x 12'2 |
| Main | Eating Area | 13'8 x 7'9 | Above | Bedroom | 13'8 x 11'8 |
| Main | Family Room | 14'5 x 12'2 | Above | Bedroom | 11'8 x 11'2 |
| Main | Laundry | 7'1 x 6'2 | Above | Walk-In Closet | 8'4 x 6'9 |
| Main | Dining Room | 11'8 x 10'4 | | | |
| Main | Living Room | 14'11 x 11'8 | | | |
| Main | Foyer | 11'3 x 4'8 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,002 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,058 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 4 | No |
| Finished Floor (Total): | 2,060 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 2,060 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Welcome to this beautiful home with Large private south back yard completely surrounded by mature hedge for maximum privacy- 2 storey lovingly cared for and decorated by a designer. 3 bedrooms and 2.5 washroom 2060 sqft living area on 7171 sqft private yard. Huge driveway with room for your RV. Newly renovated kitchen and washrooms. Enjoy this peaceful and secure family paradise. 2 stage 95% efficiency furnace, air conditioning. Bright and open kitchen , adjoining eating area and family room w/separate dining/living room .Large master suite upstairs with walk in closet and ensuite with tub and separate shower. Prime location in Richardson Ridge on no thru street. close to school , transit and shopping.