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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 2008 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 16 |
| Lot Area (sq.ft.): | 3,960.00 | Full Baths: | 2 | Zoning: | RS1/A |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$5,538.60 |
| Rear Yard Exp: | South | | | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 000-449-148 |

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|-------------------------|--|-------------------------|-----------------------|
| Style of Home: | 2 Storey | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Other,Stucco,Wood | Parking Access: | Front |
| Foundation: | | Parking: | Grge/Double Tandem |
| Rain Screen: | Full | 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: | Hot Water,Natural Gas,Radiant | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Tile,Carpet | Fixtures Rmvd: | |

View: Yes : Mountains from Primary Bedroom

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 14, BLOCK 3N, SUB BLOCK 60, PLAN NWP249, SECTION 3, RANGE 7W, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden

Site Influences: Central Location,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Hot Water Dispenser,Jetted Bathtub,Microwave,Oven - Built In,Security System,Vacuum - Built In,Wine Cooler

Bylaw Restrict:

Listing Broker(s): RE/MAX Crest Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|----------------|--------------|-------|-------|-------------|
| Main | Kitchen | 10'2 x 18'8 | Above | Walk-In Closet | 10'1 x 4'11 | Main | Patio | 10'6 x 10'6 |
| Main | Living Room | 14'8 x 13'0 | Above | Walk-In Closet | 10'1 x 4'1 | | | |
| Main | Eating Area | 14'4 x 8'5 | Above | Bedroom | 11'1 x 9'7 | | | |
| Main | Dining Room | 13'11 x 11'8 | Above | Bedroom | 10'1 x 10'1 | | | |
| Main | Office | 9'8 x 9'7 | Above | Bedroom | 10'1 x 11'11 | | | |
| Main | Laundry | 9'1 x 7'2 | Above | Patio | 10'1 x 9'0 | | | |
| Above | Primary Bedroom | 13'11 x 17'2 | Main | Patio | 25'4 x 12'0 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,211 sqft | # Of Rooms: | 15 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,208 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 5 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 5 | Yes |
| Finished Floor (Total): | 2,419 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 2,419 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Welcome to this exceptional Steveston Village home, where modern luxury and thoughtful design converge. The expansive open floorplan is complemented by custom Caesarstone countertops, high-end appliances, and premium fixtures throughout. Experience true indoor/outdoor living where the over-height living area opens to a custom-crafted backyard featuring automated patio screens. Upstairs, you'll find a massive primary bedroom featuring his and hers walk-in closet, and spa inspired ensuite bathroom. Plus, three other generous sized bedrooms and a covered yoga deck. Natural light beams through the strategically placed skylights and extra large windows. Pick-up a coffee from one of the many coffee shops in Steveston Village before your morning walk to Garry Point. Steveston living at its finest