

Depth/Size (ft):	0	Bedrooms:	6	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	4	Age:	12
Lot Area: (sq.ft.)	3,998.00	Full Baths:	3	Zoning:	RS-7
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,192.56
Rear Yard Exp:	North			For Tax Year:	2022
View:	Yes			P.I.D.:	028-764-102

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco,Vinyl	Parking Access:	Rear
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
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,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	

View:	Yes : PITT RIVER AND VALLEY
Mgmt. Company:	
Complex / Subdiv:	SOLO DAVID
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 68, PLAN BCP49909, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Smoke Alarm,Sprinkler - Inground
Bylaw Restrict:	
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Mud Room	7'7 x 7'6	Above	Bedroom	12'10 x 11'1	Below	Kitchen	8'5 x 9'11
Main	Kitchen	15'10 x 16'7	Above	Bedroom	10'9 x 12'4	Below	Eating Area	7'10 x 6'4
Main	Dining Room	15'3 x 12'7	Above	Bedroom	8'6 x 9'5	Below	Living Room	14'8 x 6'8
Main	Living Room	15'7 x 18'7	Above	Walk-In Closet	10'9 x 5'1			
Main	Laundry	7'7 x 7'7	Below	Foyer	7'6 x 6'6			
Main	Office	7'5 x 16'7	Below	Bedroom	15'4 x 13'5			
Above	Primary Bedroom	15'1 x 15'10	Below	Bedroom	9'4 x 12'8			

Finished Floor (Main):	1,240 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,133 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,203 sqft	# Of Levels:	3	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	3,576 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	3,576 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	0 / 6			
		# Of Pets:				

Discover the best of Burke Mountain living with this high-end MOSAIC-built home, featuring the sought-after “A” floor plan ft. 9’ ceilings, a bright, south-facing design, and rear lane access. Enjoy views of Mount Baker and the city from the main living areas and the spacious primary bedroom, which boasts a luxurious ensuite and large walk in closet. The open-concept kitchen, perfect for entertaining, features a large island with quartz countertops and custom cabinetry. Step outside to a large patio surrounded by landscaped gardens with full irrigation. A custom guest bed/rec room on the lower floor adds flexibility. The 1-bedroom legal suite is fully self-contained with s/s appliances, quartz countertops, and laundry, offering both comfort and income potential.