

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 5	<b>Approx. Year Built:</b> 2001
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 4	<b>Age:</b> 23
<b>Lot Area:</b>	<b>Full Baths:</b> 3	<b>Zoning:</b> /
<b>Flood Plain:</b>	<b>Half Baths:</b> 1	<b>Gross Taxes:</b> \$5,685.24
<b>Rear Yard Exp:</b>		<b>For Tax Year:</b> 2023
<b>View:</b> Yes		<b>P.I.D.:</b> 012-605-921

<b>Style of Home:</b> Basement Entry	<b>Parking:</b> Total: 6 - Covered: 2
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 2
<b>Exterior:</b> Mixed	<b>Parking Access:</b> Front
<b>Foundation:</b>	<b>Parking:</b> Garage; Double,Open,RV Parking Avail.
<b>Rain Screen:</b>	<b>Locker:</b>
<b>Renovations:</b>	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 3 - 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> Yes
<b>Outdoor Area:</b> Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Asphalt	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b>	<b>Fixtures Rmvd:</b>

<b>View:</b> Yes : MOUNTAINS
<b>Mgmt. Company:</b>
<b>Complex / Subdiv:</b>
<b>Services Connected:</b> Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b> LOT 5, PLAN NWP2282, DISTRICT LOT 255, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b> In Suite Laundry
<b>Site Influences:</b> Central Location,Golf Course Nearby,Private Yard,Shopping Nearby
<b>Features:</b> ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave
<b>Bylaw Restrict:</b>
<b>Listing Broker(s):</b> Macdonald Realty Westmar

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 14'11	Main	Bedroom	9'6 x 11'5	Below	Walk-In Closet	6'2 x 4'6
Main	Dining Room	10'3 x 13'9	Main	Walk-In Closet	6'5 x 7'9	Below	Foyer	7'4 x 7'4
Main	Kitchen	12'5 x 11'10	Below	Recreation Room	19'6 x 17'5	Below	Bedroom	10'11 x 13'7
Main	Eating Area	7'5 x 9'1	Below	Kitchen	9'5 x 10'1			
Main	Family Room	11'6 x 13'9	Below	Eating Area	9'5 x 11'21			
Main	Primary Bedroom	12'10 x 14'6	Below	Bedroom	9'9 x 8'11			
Main	Bedroom	9'4 x 12'7	Below	Den	8'11 x 13'7			

<b>Finished Floor (Main):</b> 1,672 sqft	<b># Of Rooms:</b> 17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 0 sqft	<b># Of Kitchens:</b> 2	Main	4	No
<b>Finished Floor (Below):</b> 1,299 sqft	<b># Of Levels:</b> 2	Main	4	Yes
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Suite:</b>	Below	4	No
<b>Finished Floor (Total):</b> 2,971 sqft	<b>Crawl/Bsmt Height:</b>	Below	2	No
<b>Unfinished Floor:</b> 0 sqft	<b>Basement:</b> Fully Finished,Separate Entry			
<b>Grand Total:</b> 2,971 sqft	<b>Beds In Bsmt:</b> 0 / 5			
	<b># Of Pets:</b>			

Beautifully renovated basement entry home with a fantastic 2 bedroom suite. Upstairs features newer engineered hardwood, accent windows, custom ceiling with plenty of pot lights, granite counters, gas fireplace in living room, formal dining, kitchen/ eat area & family room with gas fireplace and beautiful mountain view leading to a huge covered deck great for entertaining friends and family, spacious primary bedroom with full ensuite and 3 bedrooms. Downstairs suite with its own entrance has an updated bathroom and separate laundry. Also included: newer furnace and tankless hot water. All this on a huge easy care for beautifully landscaped level 7,200' fenced lot with lane access, privacy hedge, shed, double garage/ extra RV parking. Centrally located close to great schools and transit.