

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2012
Frontage (ft):	50.00	Bathrooms:	4	Age:	12
Lot Area: (sq.ft.)	4,309.00	Full Baths:	3	Zoning:	OTHER
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,551.55
Rear Yard Exp:	West			For Tax Year:	2022
View:				P.I.D.:	028-344-341

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: AVONDALE

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

Legal: LOT 1, PLAN BCP46190, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry,Storage

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,Clothes Washer/Dryer,Dishwasher,Draperies/Window Coverings,Garage Door Opener,Microwave,Refrigerator,Storage Shed,Stove,Swimming Pool Equip.

Bylaw Restrict:

Listing Broker(s): Royal LePage - Brookside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	16'11 x 15'8'	Above	Walk-In Closet	8'10' x 5'10'	Below	Bedroom	13'10 x 11'3'
Main	Dining Room	16'6' x 11'4'	Above	Bedroom	16'4' x 11'4'	Below	Bedroom	15'7' x 14'10'
Main	Kitchen	14'10 x 11'2'	Above	Bedroom	13'2' x 11'8'	Below	Storage	9'4' x 6'11'
Main	Den	15'6' x 9'9'	Above	Bedroom	14'2' x 10'10'	Below	Laundry	4' x 3'
Main	Laundry	8'3' x 7'4'	Below	Living Room	16'11 x 12'2'	Below	Patio	12'1' x 12'
Above	Primary Bedroom	15'7' x 13'5'	Below	Eating Area	14'1' x 4'7'			
			Below	Kitchen	10'4' x 9'2'			

Finished Floor (Main):	1,309 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,210 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,321 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	3,840 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,840 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Beautiful on Burke Mountain! As you enter from the welcoming front porch, you'll be impressed from the moment you step in. With laminate flooring on main and up, high ceilings, and a cozy fireplace, the open floorplan features a 2-storey great room. The upstairs has 4 bedrooms, including a Primary retreat with a walk-in closet, vaulted ceiling, westerly views, and a spa-like ensuite. Entertain in the spacious gourmet kitchen and work in comfort in the large home office. The home also includes a 1 bedroom legal daylight walkout suite with potential to add a 2nd bedroom. Act fast-don't miss this incredible opportunity!