

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	4	Age:	1
Lot Area:		Full Baths:	3	Zoning:	R-CL
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,466.29
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	031-350-062

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport,Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Westbrooke
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 73, PLAN EPP100111, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Fireplace Insert,Garage Door Opener,Microwave,Pantry,Refrigerator,Security - Roughed In,Sprinkler - Fire
Bylaw Restrict:	
Listing Broker(s):	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'10 x 8'7	Above	Walk-In Closet	6'11 x 6'7
Main	Dining Room	11'5 x 9'5	Above	Primary Bedroom	12'2 x 13'2
Main	Living Room	12'5 x 15'11	Bsmt	Bedroom	10'9 x 12'1
Main	Pantry	5'5 x 5'0	Bsmt	Recreation Room	15'1 x 19'9
Main	Foyer	4'1 x 6'1	Bsmt	Storage	3'1 x 10'0
Above	Bedroom	11'8 x 9'10	Bsmt	Utility	6'6 x 15'0
Above	Bedroom	13'2 x 9'3			

Finished Floor (Main):	787 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	787 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	787 sqft	Suite:		Main	2	No
Finished Floor (Total):	2,361 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,361 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Discover the elegance of Westbrooke at Willoughby, crafted by FOXRIDGE HOMES. This stunning duplex offers a bright main floor with 9' ceilings, expansive windows, and a sleek 50" fireplace. The gourmet kitchen features a spacious walk-in pantry, perfect for culinary enthusiasts. Upstairs, find three inviting bedrooms, including a primary suite with a generous walk-in closet and luxurious ensuite with an oversized shower. The fully finished basement adds extra living space, complete with a games room, bathroom, and fourth bedroom. With over \$50K in upgrades—custom organizers, a shiplap TV wall, air conditioning, upgraded flooring, new backyard turf, and a finished garage and more. Ideally located near schools, shopping, and Hwy 1.A Perfect home for family living!