

<b>Depth/Size (ft):</b>	96.45	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2011
<b>Frontage (ft):</b>	36.09	<b>Bathrooms:</b>	4	<b>Age:</b>	13
<b>Lot Area: (sq.ft.)</b>	3,488.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-CL
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,116.24
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	028-030-851

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - 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
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Yorkson
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 53 SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP42109
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 5'11	Above	Bedroom	11'10 x 11'10	Below	Storage	6'6 x 7'1
Main	Living Room	16'2 x 23'2	Above	Bedroom	9'4 x 10'9	Below	Utility	4'3 x 7'1
Main	Dining Room	13'3 x 9'8	Above	Flex Room	9'11 x 14'3			
Main	Kitchen	10'7 x 11'9	Below	Dining Room	14'8 x 11'9			
Main	Laundry	10' x 6'10	Below	Kitchen	12'7 x 9'7			
Above	Primary Bedroom	13'2 x 15'2	Below	Bedroom	10'7 x 11'7			
Above	Walk-In Closet	5'4 x 15'2	Below	Bedroom	9'5 x 14'1			

<b>Finished Floor (Main):</b>	890 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,027 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	848 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	4	No
<b>Finished Floor (Total):</b>	2,765 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,765 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Well-maintained 5-bedroom + flex room, 4-bathroom family home in the heart of Yorkson, offering 2765 sqft of living space. Backing onto beautiful green space, the private backyard features an elevated yard and covered patio for year-round outdoor enjoyment. The home is filled with natural light, featuring vaulted ceilings in the primary bedroom, along with a spacious ensuite. Upstairs also includes an additional flex room. Built in speakers throughout! The basement offers a legal 1-bedroom income-generating suite with separate access and its own washer/dryer, plus an extra spare bedroom for guests. Centrally located, close to schools, shopping, and recreation. OPEN HOUSE: SAT, SEP 21, AND SUN, SEP 22 1-3 PM.