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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 121 | Bedrooms: | 7 | Approx. Year Built: | 2012 |
| Frontage (ft): | 50.00 | Bathrooms: | 6 | Age: | 12 |
| Lot Area: (sq.ft.) | 6,554.00 | Full Baths: | 5 | Zoning: | R3 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$4,957.88 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 026-309-327 |

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|-------------------------|-------------------------------|-------------------------|---------------------------------------|
| Style of Home: | 3 Storey w/Bsmt | Parking: | Total: 8 - Covered: 3 |
| Construction: | Concrete,Log | Covered Parking: | 3 |
| Exterior: | Mixed,Stone,Vinyl | Parking Access: | Rear |
| Foundation: | | Parking: | Garage; Triple,Open,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Baseboard,Electric,Forced Air | Property Disc: | No |
| Outdoor Area: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Fibreglass | Fixtures Leased: | No |
| Floor Finish: | Laminate,Mixed,Tile | Fixtures Rmvd: | No |

View: Yes : Mountain & City Views

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 10, PLAN BCP17774, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Cul-de-Sac,Greenbelt,Rural Setting,Treed

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Security System

Bylaw Restrict:

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd.

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|------------|-------|-----------------|-------------|
| Main | Living Room | 16'6 x 14' | Above | Bedroom | 10'6 x 12' |
| Main | Dining Room | 11' x 11'6 | Above | Bedroom | 12' x 12' |
| Main | Kitchen | 15' x 19' | Bsmt | Recreation Room | 12' x 23' |
| Main | Family Room | 15' x 16' | Bsmt | Family Room | 11'6 x 8' |
| Main | Bedroom | 9'6 x 12'6 | Bsmt | Kitchen | 11'6 x 10'5 |
| Above | Primary Bedroom | 18'5 x 16' | Bsmt | Bedroom | 9' x 13' |
| Above | Bedroom | 11' x 13' | Bsmt | Bedroom | 11' x 12' |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 2,028 sqft | # Of Rooms: | 14 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,285 sqft | # Of Kitchens: | 2 | Main | 4 | No |
| Finished Floor (Below): | 1,453 sqft | # Of Levels: | 3 | Above | 5 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | Unauthorized Suite | Above | 4 | Yes |
| Finished Floor (Total): | 4,766 sqft | Crawl/Bsmt Height: | | Above | 4 | No |
| Unfinished Floor: | 0 sqft | Basement: | Crawl,Fully Finished,Separate Entry | Bsmt | 2 | No |
| Grand Total: | 4,766 sqft | Beds In Bsmt: | 2 / 7 | Bsmt | 4 | No |
| | | # Of Pets: | | | | |

Amazing Views! This beautifully updated family home with new paint & new flooring features a spacious open concept floor plan with a formal living and dinning room. 4 spacious bedrooms upstairs; 2 bedrooms with en suite's & walk-in closets, a total of 6 bathrooms. Large primary bedroom with 5 piece en suite. Large Rec room below for upstairs use, and 2 bedroom suite below. Lot's of windows for natural lighting throughout, custom kitchen cabinets with granite countertops. Multiple Patios enjoy entertaining or watching the beautiful mountain & city views from your fully fenced private backyard. Triple Garage, room for RV parking, & AC Unit. This homes connects to Salmon Ridge Natural Park, Vedder Rotary Trails and the Vedder River. Located on a quiet cul-de-sac, this home is A MUST SEE!!