

Depth/Size (ft):	0.0	Bedrooms:	3	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	3	Age:	10
Lot Area:		Full Baths:	2	Zoning:	CD-94
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,261.00
Rear Yard Exp:		Maint. Fee:	499.33	For Tax Year:	2024
View:	No			P.I.D.:	029-374-928

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	52 - Total Units in Strata: 52
# of Fireplaces:	3 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Hugh & McKinnon Realty Ltd - 604-531-1909
Complex / Subdiv:	MCBRIDE STATION
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 23 DISTRICT LOT 79 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2102
Amenities:	None
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave,Pantry,Vacuum - Built In,Wine Cooler
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 12'4	Bsmt	Bedroom	17'2 x 12'6
Main	Dining Room	11'0 x 9'8	Bsmt	Bedroom	10'8 x 11'6
Main	Kitchen	12'2 x 8'9	Bsmt	Recreation Room	14'3 x 20'10
Main	Family Room	9'11 x 13'6	Bsmt	Bar Room	9'2 x 7'6
Main	Laundry	7'8 x 5'8	Main	Foyer	5'7 x 5'6
Main	Primary Bedroom	14'9 x 10'11			
Main	Walk-In Closet	7'8 x 4'11			

Finished Floor (Main):	1,176 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	1,176 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Finished Floor (Total):	2,352 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	2,352 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

McBride Station - Located in the quiet part of the complex. this gorgeous corner unit rancher with basement has a wonderful open feel. Dream kitchen with quartz countertops, upgraded appliances, a large island. Air-conditioning. Great room boasts coffered ceilings while the primary bedroom on the main comes with a custom limestone fireplace and a luxurious spa-like ensuite. Downstairs offers a secondary recreation space including a dry bar with LED accent backsplash, wine cooler, a large island, Murphy bed by California Closets, custom limestone fireplace, and 2 bedrooms for guests and teens. It's very cozy down here! French doors on the main open to a west-facing manicured backyard - extremely private. Walking trails from the back gate. Just steps from restaurants, coffee shops & stores.