

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	4	Age:	11
Lot Area (sq.ft.):	5,230.00	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,857.62
Rear Yard Exp:	West			For Tax Year:	2022
View:	Yes			P.I.D.:	028-833-953

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s), Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Carpet	Fixtures Rmvd:	No

View:	Yes : GREENBELT
Mgmt. Company:	
Complex / Subdiv:	WYNNRIDGE
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 5, PLAN BCP50702, DISTRICT LOT 404, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Greenbelt, Private Setting, Private Yard, Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'1 x 11'6	Above	Bedroom	12'10 x 11'1
Main	Living Room	15'4 x 7'11	Below	Recreation Room	26'7 x 29'9
Main	Dining Room	14'9 x 7'5	Below	Dining Room	14'1 x 7'3
Main	Office	12'9 x 10'2	Below	Bedroom	14'10 x 9'5
Above	Primary Bedroom	13'6 x 7'11			
Above	Bedroom	13'3 x 13'1			
Above	Bedroom	12'10 x 12'7			

Finished Floor (Main):	1,184 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,386 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,183 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	5	No
Finished Floor (Total):	3,753 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,753 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Beautiful spacious home built by award-winning Falcon Homes situated on a quiet street backing onto private sunny west facing greenbelt. Stunning home with nature trails, fishing, kayaking just outside your door. Welcoming you with 10ft ceilings on the main floor, office and open living space taking in gorgeous nature views even enjoyed on the large outdoor deck with fireplace. Easily suitable walkout basement also graced with 10ft ceilings has a full bath, bedroom and wet bar for entertaining. The backyard is a gardeners dream with sunny exposure awaiting your design. Plenty of room for the family with 4 generous sized bedrooms upstairs and a private master with spa like ensuite and walk-in closet. A sought after area close to parks, shopping and highly accredited schools.