

<b>Depth/Size (ft):</b>	96	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2010
<b>Frontage (ft):</b>	46.00	<b>Bathrooms:</b>	4	<b>Age:</b>	14
<b>Lot Area: (sq.ft.)</b>	4,196.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,440.73
<b>Rear Yard Exp:</b>	Northwest	<b>Maint. Fee:</b>	196.07	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-102-360

<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>	Stone,Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	51
<b># of Fireplaces:</b>	2 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Greenspace
<b>Mgmt. Company:</b>	Crossroads Management - 778-578-4445
<b>Complex / Subdiv:</b>	Anderson Walk
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 15, PLAN BCS2382, DISTRICT LOT 165, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Jetted Bathtub,Pantry,Range Top,Security - Roughed In
<b>Bylaw Restrict:</b>	Pets Allowed
<b>Listing Broker(s):</b>	eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Living Room	17'2 x 13'7	<b>Above</b>	Walk-In Closet	11'5 x 6'11	<b>Below</b>	Kitchen	12'0 x 9'0
<b>Main</b>	Dining Room	13'10 x 8'6	<b>Above</b>	Bedroom	12'0 x 10'1	<b>Below</b>	Bedroom	15'4 x 8'4
<b>Main</b>	Kitchen	13'8 x 14'1	<b>Above</b>	Walk-In Closet	5'11 x 4'8	<b>Below</b>	Pantry	8'10 x 4'11
<b>Main</b>	Flex Room	9'9 x 10'10	<b>Above</b>	Bedroom	11'0 x 12'10			
<b>Main</b>	Laundry	14'2 x 5'6	<b>Above</b>	Walk-In Closet	6'7 x 3'5			
<b>Main</b>	Foyer	6'0 x 8'9	<b>Below</b>	Living Room	21'0 x 14'6			
<b>Above</b>	Primary Bedroom	17'11 x 14'1	<b>Below</b>	Dining Room	13'4 x 9'8			

<b>Finished Floor (Main):</b>	1,163 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,171 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,152 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	Yes
<b>Finished Floor (Total):</b>	3,486 sqft	<b>Basement:</b>	Full	Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	3,486 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

STUNNING 4 Bed + Flex, 4 Bath, 3486 SQFT Home Absolutely Perfect for families!! Featuring a Gorgeous designer kitchen w/ new appliances, new laminate floors, 10ft Ceilings, A/C, Cozy Gas fireplace, & is freshly painted!! The Living, Dining & Kitchen areas flow seamlessly, overlooking the backyard, balcony & tranquil green space! Flex room can be office or kids area. HUGE Primary Bedroom w/ spa-like ensuite & large walk-in closet. The 2nd & 3rd Beds both have walk in closets & shared Jack & Jill bath. Below: New entertainer's kitchen w/ island, living room w/ Massive 120" projector screen, Napoleon fireplace, large storage, spacious 4th bed & bath, plus separate entrance for suite potential! Semiahmoo & Elgin school catchments.\*Open House: Sat & Sun, Nov 23 & 24, from 2-4pm