

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

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	51
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Greenspace
Mgmt. Company:	Crossroads Management - 778-578-4445
Complex / Subdiv:	Anderson Walk
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Jetted Bathtub,Pantry,Range Top,Security - Roughed In
Bylaw Restrict:	Pets Allowed
Listing Broker(s):	eXp Realty

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

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