

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2017
Frontage (ft):	32.77	Bathrooms:	4	Age:	7
Lot Area: (sq.ft.)	3,259.00	Full Baths:	3	Zoning:	R-CL
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,370.50
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	029-822-475

Style of Home:	2 Storey w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 44 SECTION 30 TOWNSHIP 13 NEW WESTMINSTER DISTRICTPLAN EPP54885

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'3 x 5'8	Above	Primary Bedroom	13'8 x 17'0	Below	Utility	7'7 x 6'6
Main	Living Room	15'11 x 12'4	Above	Walk-In Closet	7'3 x 7'8	Below	Kitchen	9'9 x 7'10
Main	Dining Room	10'8 x 9'10	Above	Bedroom	8'3 x 11'0	Below	Family Room	12'0 x 16'2
Main	Kitchen	10'2 x 11'10	Above	Laundry	8'3 x 6'7	Below	Bedroom	9'7 x 8'7
Main	Pantry	3'8 x 3'10	Above	Bedroom	11'1 x 11'5	Below	Bedroom	11'5 x 10'9
Main	Family Room	13'0 x 22'8	Above	Bedroom	11'8 x 11'3			
Main	Mud Room	5'6 x 6'2	Below	Recreation Room	14'11 x 22'1			

Finished Floor (Main):	1,089 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,103 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,089 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	3,281 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,281 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

WELCOME TO THE MEADOWS! 4 Bedroom, 3 Bath, 2 Storey with legal Basement suite home. Bright and spacious open concept layout, perfect for entertaining. Stunning kitchen with quartz counters, high-end Stainless Steel appliances including gas range. Primary Bedroom does not disappoint with vaulted ceilings and modern finishes in the ensuite. Recreation room in the basement plus the 2 bedroom legal suite. Detached 2 car garage with access from the rear. Just minutes to Town Center & walking distance to shopping, schools, etc. Call for details!