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|--------------------------|------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 0 | Bedrooms: | 4 | Approx. Year Built: | 2005 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 19 |
| Lot Area: (Acres) | 4.87 | Full Baths: | 3 | Zoning: | F81 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$5,497.67 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 002-279-975 |

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|-------------------------|----------------------------------|-------------------------|---|
| Style of Home: | Basement Entry | Parking: | Total: 10 - Covered: 4 |
| Construction: | Frame - Wood | Covered Parking: | 4 |
| Exterior: | Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Add. Parking Avail.,Garage; Double,Open |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Propane Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Baseboard,Forced Air,Propane Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Tile | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | Yes : LUSH FOREST |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Septic,Water |
| Legal: | LOT 2, PLAN NWP37619, SECTION 20, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 70534 |
| Amenities: | |
| Site Influences: | Paved Road,Private Setting,Private Yard,Treed |
| Features: | Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Vaulted Ceiling |
| Bylaw Restrict: | |
| Listing Broker(s): | Macdonald Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|-------------|
| Above | Dining Room | 8'11 x 11'1 | Below | Utility | 11'5 x 7'7 |
| Above | Kitchen | 11'4 x 10'1 | Below | Bedroom | 10'10 x 9'5 |
| Above | Living Room | 16'3 x 15'9 | Below | Laundry | 4'10 x 7'5 |
| Above | Primary Bedroom | 11'0 x 15'4 | Below | Foyer | 4'9 x 7'10 |
| Above | Bedroom | 11'4 x 9'0 | | | |
| Above | Bedroom | 11'3 x 11'2 | | | |
| Below | Recreation Room | 19'10 x 16'7 | | | |

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|--------------------------------|------------|----------------------------|---------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,263 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Above | 5 | Yes |
| Finished Floor (Below): | 691 sqft | # Of Levels: | 2 | Above | 3 | No |
| Finished Floor (Bsmnt): | 0 sqft | Suite: | None | Below | 3 | No |
| Finished Floor (Total): | 1,954 sqft | Crawl/Bsmnt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Full,Fully Finished | | | |
| Grand Total: | 1,954 sqft | Beds In Bsmnt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Welcome to this inviting home featuring a vaulted living room with an 18-foot window that offers relaxing views of the lush green forest. Enjoy privacy in the fenced yard with a remoted controlled gate. The roof is just 3 years old, and the 2 year old wraparound deck includes 2 sets of French doors from the kitchen. You'll have the convenience of city water and a cozy propane fireplace. Main bedrooms ensuite delivers comfort and the French doors, offer a private access to the forested deck. The detached massive shops waits for your projects!