

<b>Depth/Size (ft):</b>	30.05	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>	44.16	<b>Bathrooms:</b>	4	<b>Age:</b>	4
<b>Lot Area: (sq.ft.)</b>	4,616.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RES
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,319.90
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	029-973-031

<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>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** AUGUSTON

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** LOT 557, PLAN EPP59498, SECTION 31, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT

**Amenities:** None

**Site Influences:** Golf Course Nearby,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

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

<b>Finished Floor (Main):</b>	1,231 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,263 sqft	<b># Of Kitchens:</b>	2	Above	5	Yes
<b>Finished Floor (Below):</b>	1,263 sqft	<b># Of Levels:</b>	3	Above	5	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Main	2	No
<b>Finished Floor (Total):</b>	3,757 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	3,757 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

The BEAUTIFUL open-concept home makes it ideal for family living and entertaining. Almost 3,800sf. that offers 4 bed, den(could be used as bedroom)in the main house, and a 2-bed suite in basement. Great option for extra income or multi-generational living.Primary suite is a true retreat, with spa-like ensuite, large WIC. The covered deck/ backyard retreat, complete with a BBQ area and hot tub, perfect for outdoor relax year-round. The desirable Auguston area offers access to a cafés, trails, playgrounds, parks. Close to a top-rated elementary school, daycare, recreation, hiking, biking, golf. This is a MUST SEE! \*\*OPEN HOUSE Sat/Sun October 5/6 from 1:00-3:00pm\*\*