

Depth/Size (ft):	Bedrooms: 4	Approx. Year Built: 2010
Frontage (ft):	Bathrooms: 4	Age: 14
Lot Area:	Full Baths: 3	Zoning: R-CL
Flood Plain:	Half Baths: 1	Gross Taxes: \$5,138.78
Rear Yard Exp:		For Tax Year: 2024
View:		P.I.D.: 028-011-856

Style of Home: 2 Storey w/Bsmt.	Parking: Total: 2 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Brick	Parking Access: Lane
Foundation:	Parking: DetachedGrge/Carport,Open
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold NonStrata
Fuel/Heating: Forced Air,Natural Gas	Property Disc: Yes
Outdoor Area: Fenced Yard,Patio(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Laminate,Carpet	Fixtures Rmvd: No

View:

Mgmt. Company:

Complex / Subdiv: Miller Heights

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

Legal: LOT 160 SECTION 13 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP42034

Amenities: None

Site Influences: Central Location,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Microwave,Wine Cooler

Bylaw Restrict:

Listing Broker(s): Oakwyn Realty Ltd. (Branch), Oakwyn Realty Ltd. (Branch)

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

Finished Floor (Main): 724 sqft	# Of Rooms: 14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 740 sqft	# Of Kitchens: 1	Above	4	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 3	Above	4	No
Finished Floor (Bsmt): 724 sqft	Suite: None	Main	2	No
Finished Floor (Total): 2,188 sqft	Crawl/Bsmt Height:	Bsmt	4	No
Unfinished Floor: 0 sqft	Basement: Fully Finished			
Grand Total: 2,188 sqft	Beds In Bsmt: 1 / 4			
	# Of Pets:			

This stunning 4-bedroom, 4-bathroom rowhouse boasts 2,188 sq. ft. of modern living space, with over \$50k in upgrades throughout. Step into a beautifully decorated home featuring fresh paint, upgraded cabinets and shelves, new flooring, and a meticulously designed backyard perfect for outdoor gatherings. The spacious layout provides ample room for entertaining and relaxation, while each bedroom offers privacy and comfort. Conveniently located, this home blends style and functionality, making it a perfect choice for families or professionals looking for a move-in ready property with high-end finishes. Don't miss out on this exceptional opportunity!