

<b>Depth/Size (ft):</b>	134.4	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	4	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	8,064.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R1-D
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,407.76
<b>Rear Yard Exp:</b>	No			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	030-768-900

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 8 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Garage; Single,RV Parking Avail.
<b>Rain Screen:</b>	Full	<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>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	BROOKSWOOD MILLS
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 3, PLAN EPP79336, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry,Workshop Detached
<b>Site Influences:</b>	Central Location,Paved Road,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Dishwasher,Garage Door Opener,Pantry,Refrigerator,Security - Roughed In,Stove,Wet Bar
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19'0 x 15'6	Above	Bedroom	14'0 x 12'8
Main	Dining Room	14'0 x 13'0	Above	Walk-In Closet	9'10 x 5'10
Main	Kitchen	14'0 x 12'6	Above	Bedroom	14'0 x 10'2
Main	Primary Bedroom	16'0 x 14'0	Above	Walk-In Closet	10'8 x 5'9
Main	Walk-In Closet	8'3 x 7'8	Above	Bedroom	12'4 x 11'6
Main	Den	11'6 x 9'6	Above	Walk-In Closet	6'6 x 5'6
Main	Foyer	8'8 x 8'6	Above	Bedroom	11'6 x 9'4

<b>Finished Floor (Main):</b>	1,843 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	3,227 sqft	<b>Crawl/Bsmt Height:</b>	4'	Above	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	3,227 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Brand new home by trusted local builder, Ventura Enterprises, in one of Brookwood's best neighbourhoods! Open concept plan features modern chef inspired kitchen w/ high end appliances including a 6 burner gas stove, custom range hood and large island. Great room has soaring vaulted ceilings, large windows for loads of natural light, gas fireplace and wide plank flooring in warm neutral tones. Hard to find Primary bedroom on main floor with vaulted ceilings, spa like ensuite, luxurious fixtures, seamless glass rain shower and access to patio. Top floor offers 4 bedrooms, 2 full bathrooms, large common area w/ wet bar, ideal for multiple uses. Exterior features covered outdoor patio overlooking the private rear yard w RV parking and bonus 17X20 workshop, perfect for all your toys!