

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2010
Frontage (ft):	44.00	Bathrooms:	4	Age:	14
Lot Area: (sq.ft.)	4,039.00	Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,630.03
Rear Yard Exp:	West			For Tax Year:	2024
View:				P.I.D.:	028-017-838

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv: Provinceton

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

Legal: LOT 58 SECTION 17 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP42064

Amenities:

Site Influences: Central Location,Cul-de-Sac,Greenbelt,Recreation Nearby,Shopping Nearby,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Hot Tub Spa/Swirlpool,Pantry,Security System,Smoke Alarm,Storage Shed,Vacuum - Built In

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 15'9	Above	Bedroom	12'2 x 21'10
Main	Kitchen	16'3 x 11'1	Above	Bar Room	12'10 x 15'1
Main	Kitchen	16'1 x 12'10	Above	Flex Room	9'1 x 15'9
Main	Den	10'6 x 13'0	Above	Laundry	5'8 x 7'5
Main	Foyer	5'3 x 11'1	Below	Family Room	19'2 x 15'9
Above	Primary Bedroom	15'3 x 14'4	Below	Recreation Room	15'1 x 23'1
Above	Walk-In Closet	11'6 x 4'4	Below	Den	15'4 x 13'0

Finished Floor (Main):	1,248 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,313 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	1,248 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,809 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,809 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Spacious 3800sf, 3-bedroom, 4-bath craftsman on a quiet cul-de-sac street in popular Provinceton. GREENBELT home wows with its privacy and sunset views. All three floors offer massive windows to bring the outside in. The open plan main floor features 10-foot ceilings, beautiful hardwood floors, crown moulding and living room with a coffered ceiling and a stone gas fireplace. Upstairs, primary bedroom offers a walk-in closet w/custom shelving and a luxurious ensuite. Two more roomy bedrooms and large landing area complete the upper level. Home office? You'll love the dedicated office space with a vaulted ceiling—perfect for productivity. Finished walk-out basement with its wall of window is awash in daylight. Sunny west-facing deck, lower level with its own patio with hot tub. Fenced yard.