

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	4	Age:	14
Lot Area: (sq.ft.)	3,267.00	Full Baths:	3	Zoning:	R5-COM
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,175.80
Rear Yard Exp:	East			For Tax Year:	
View:	No			P.I.D.:	027-358-526

Style of Home:	2 Storey w/Bsmt.,Corner Unit	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Wood	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	SUMMERFIELD
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 12, BLOCK 1N, PLAN BCP33474, SECTION 32, RANGE 1E, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security - Roughed In,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	
Listing Broker(s):	Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	9'7 x 9'8	Above	Bedroom	9'7 x 10'9
Main	Foyer	5'0 x 5'8	Below	Recreation Room	20'1 x 19'3
Main	Dining Room	10'9 x 12'0	Below	Bedroom	11'1 x 9'2
Main	Living Room	11'9 x 20'2			
Main	Kitchen	8'9 x 13'3			
Above	Primary Bedroom	12'8 x 13'8			
Above	Bedroom	9'0 x 11'1			

Finished Floor (Main):	822 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	822 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	763 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,407 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,407 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to Summerfield! A well desired family friendly neighborhood. This beautiful Cressy built home offers a blend of quality construction & thoughtful design. On A CORNER LOT, has a wrap around veranda at the front & south side, fully fenced rear yard with privacy hedging & large patio that is perfect for entertaining. Double detached garage with extra long parking pad & rear lane access. Basement is fully finished with large rec room, bedroom & full bathroom & separate access. Could easily be converted into a mortgage helper. Primary school and parks are all all withing walking distance, secondary schools are a short driving distance way. Close to all the routes including King George Blvd, Pacific Hwy, Hwy 99 & US/Canada border crossing. Open House,Oct 19 & 20th 2-4pm.