

Depth/Size (ft):	28.4	Bedrooms:	4	Approx. Year Built:	2017
Frontage (ft):	38.06	Bathrooms:	4	Age:	7
Lot Area: (sq.ft.)	4,374.00	Full Baths:	3	Zoning:	RS-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,343.30
Rear Yard Exp:	West			For Tax Year:	2024
View:	No			P.I.D.:	029-931-371

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	CEDARBROOK SOUTH by CAVALIER HOMES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 12 SECTION 28 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN EPP60509
Amenities:	Garden,In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Microwave,Security - Roughed In,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10' x 10'11	Above	Walk-In Closet	7'7 x 7'8	Below	Storage	4'7 x 8'9
Main	Living Room	15' x 15'7	Above	Bedroom	11'1 x 13'11			
Main	Dining Room	13'7 x 10'10	Above	Bedroom	10'9 x 11'7			
Main	Kitchen	13'3 x 10'5	Above	Laundry	6'6 x 9'10			
Main	Mud Room	9'3 x 6'9	Below	Recreation Room	16'8 x 20'7			
Above	Primary Bedroom	13'10 x 14'5	Below	Bedroom	10'5 x 13'1			

Finished Floor (Main):	990 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,221 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	990 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	3,201 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,201 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Looking for the perfect family home? On a cul de sac? With a large private yard & parks & trails right outside your door? Quality built by Cavalier Homes & move in ready, this 3201 sq ft 2 storey w/ bsmt home is it! Main flr has wide plank engineered hrdwd flring, a stunning kitchen w/ tons of white cabinetry, upgraded Thermadour appliances including gas, built in wine fridge, quartzite counters, & island. Step out to the covered deck & private yard w/ gazebo.Bsmt has rec rm, bdrm & bth & is roughed in for suite! Lots of large windows making it bright, & quality sound proofed ceiling! Up has 3 huge bdrms w/ primary boasting huge walk in closet & 5 pc ensuite. Quality finishings w/ beautiful mouldings, bonus A/C, double garage w/ electric car charger & parking for trailer on driveway!