

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	3	Age:	12
Lot Area: (sq.ft.)	5,339.00	Full Baths:	2	Zoning:	CD4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,926.73
Rear Yard Exp:		Maint. Fee:	198.55	For Tax Year:	2024
View:	Yes			P.I.D.:	026-490-595

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	Yes

View:	Yes : MOUNTAINS
Mgmt. Company:	STEADFAST PROPERTIES - 604-864-6400
Complex / Subdiv:	SHERWOOD PARK ESTATES
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 31, PLAN BCS782, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central
Site Influences:	Cul-de-Sac
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Oracle Realty Ltd., Oracle Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 16'11	Above	Bedroom	12'9 x 11'6
Main	Dining Room	12'2 x 11'11	Below	Foyer	24'0 x 11'0
Main	Kitchen	12'3 x 12'3	Below	Bedroom	16'3 x 12'4
Main	Primary Bedroom	21'3 x 12'4	Below	Laundry	10'2 x 7'5
Main	Walk-In Closet	8'3 x 5'8			
Above	Flex Room	12'9 x 7'10			
Above	Bedroom	11'6 x 12'6			

Finished Floor (Main):	1,277 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	740 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	613 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,630 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,630 sqft	# Of Pets:				

12 Years New!! this 2630 sq foot Open concept home with 4 bedrooms 3 bathrooms sits on a 5339 sq foot lot in a gated community, Lovely Sherwood estates. The Pride of ownership shines in this spotless home located at the end of a cul-de-sac, great for kids to ride their bikes or play as a no through street. Beautiful mountain views from the primary bedroom and 2nd bedroom also, Bonus area up great for a bright and Airy office or just a cool space bring your ideas. The warm neutral colors bring a cozy feel and for the winter nights enjoy ambiance of your floor to ceiling stone gas fireplace. For the mechanic or car enthusiast extra high ceilings in the garage great for a hoist or storage. Bring all of your ideas as this home will not last long.