

Depth/Size (ft):	0.0	Bedrooms:	4	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	4	Age:	13
Lot Area: (sq.ft.)	3,495.00	Full Baths:	3	Zoning:	
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,962.32
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	028-350-308

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
Rain Screen:	Full	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,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: STONELEIGH

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

Legal: LOT 108, PLAN BCP46218, SECTION 32, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict:

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	13'10 x 15'2	Main	Laundry	7'6 x 7'0
Above	Bedroom	12'0 x 10'1	Bsmt	Recreation Room	13'10 x 11'6
Above	Bedroom	14'5 x 9'11	Bsmt	Family Room	12'5 x 14'11
Above	Office	8'9 x 9'6	Bsmt	Bedroom	13'6 x 9'10
Main	Living Room	13'7 x 14'7	Bsmt	Patio	12'4 x 6'4
Main	Dining Room	13'10 x 9'2	Below	Storage	6'0 x 6'8
Main	Kitchen	13'6 x 12'11			

Finished Floor (Main):	915 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,042 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	915 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,872 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,872 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to this beautifully appointed 4-bedroom, 4-bathroom home nestled in the desirable Silver Valley This spacious residence offers an ideal blend of comfort and functionality, perfect for families with 2 nearby parks just a stone's throw away. Step inside to discover an open-concept main floor that seamlessly integrates the living, dining, and kitchen areas. Retreat to the upper level, where you'll find three spacious bedrooms, including a luxurious master suite complete with an ensuite bathroom and a walk-in closet. With its separate entrance, this basement is perfect for an in-law suite or an independent living space for growing teenagers. It offers privacy and flexibility, making it a fantastic addition to any home. Don't miss out on this incredible opportunity!