

<b>Depth/Size (ft):</b>	126	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	30.00	<b>Bathrooms:</b>	4	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	3,624.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RF10
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,125.89
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-084-729

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Stone	<b>Parking Access:</b>	Lane,Rear
<b>Foundation:</b>		<b>Parking:</b>	Carport & Garage,Carport; Multiple,DetachedGrge/Carport
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Peek of Ocean
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Kendrick
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 10 SECTION 13 TOWNSHIP 1 PLAN EPP99680 NWD
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	AXIS Real Estate Solutions Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	18'2 x 11'4	Above	Bedroom	10'1 x 9'11	Bsmt	Laundry	5'6 x 5'3
Main	Dining Room	10'11 x 10'5	Above	Bedroom	12'1 x 10'0			
Main	Kitchen	12'5 x 10'4	Above	Laundry	5'11 x 4'11			
Main	Wok Kitchen	8'11 x 5'11	Bsmt	Living Room	19'3 x 14'6			
Main	Living Room	14'2 x 12'0	Bsmt	Bedroom	10'0 x 9'9			
Above	Bedroom	14'11 x 12'0	Bsmt	Bedroom	10'4 x 10'1			
Above	Bedroom	10'1 x 9'5	Bsmt	Flex Room	14'9 x 8'8			

<b>Finished Floor (Main):</b>	982 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	921 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	982 sqft	<b>Suite:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	2,885 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,885 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Incredible value for new single family home in popular Pacific Heights! Move in now to a modern residence with south facing backyard and ocean views upper level. Walking distance to brand new Tatalu Elementary, parks & aquatic centre. 4 bdrms upstairs & 2 bdrm in-law-suite/mortgage helper with an additional rec room for the principle residence on the lower level. Open great room concept with 10 ft ceilings on the main living area with extensive molding & finishing carpentry throughout. Massive kitchen layout w/oversized island & Spice Kitchen, quartz counters, ceiling height shaker cabinetry w/glass displays, silent floors & superior Bosch appliances. Gas forced air heat & Navien hot water on demand. Built by reputable Marathon Homes. AC INCLUDED! Price exclusive of GST. Open Sat/Sun 1-4