

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2010
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	14
<b>Lot Area (sq.ft.):</b>	3,119.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,988.13
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	026-948-893

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** MAINSTONE CREEK

**Services Connected:** Electricity,Natural Gas,Water

**Legal:** LOT 12, PLAN BCP28011, SECTION 3, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Lane Access,Private Yard,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 5'9	Above	Bedroom	9' x 11'9
Main	Family Room	13'4 x 16'6	Bsmt	Recreation Room	27'9 x 16'4
Main	Kitchen	13'1 x 10'6	Bsmt	Bedroom	10'11 x 13'10
Main	Dining Room	18'6 x 8'3	Bsmt	Storage	9'11 x 7'4
Main	Living Room	10'8 x 15'10			
Above	Primary Bedroom	13'2 x 14'6			
Above	Bedroom	9'1 x 11'9			

<b>Finished Floor (Main):</b>	988 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	862 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	972 sqft	<b>Suite:</b>	None	Above	3	No
<b>Finished Floor (Total):</b>	2,822 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,822 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Bright and inviting 2 storey + bsmt residence walking distance to Albion Elementary, parks, transportation, and shopping. This spacious home just over 2800 sqft features 4 bedrooms/4 bathrooms, including a luxurious five-piece ensuite. The inviting family room has an impressive 18ft ceiling and a cozy gas fireplace. The recently renovated kitchen is a highlight, featuring brand-new cabinetry, appliances, stone countertops, and a stunning tile backsplash. Fully finished basement adds even more living space with a great rec room, 4th bedroom (no closet) and a full bathroom. Additional features include newer laminate flooring on main, a double detached garage + parking pad and a fenced yard. This home truly has it all.