

Depth/Size (ft):	0	Bedrooms:	5	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	4	Age:	14
Lot Area: (sq.ft.)	2,743.00	Full Baths:	3	Zoning:	RF-9
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,137.63
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	027-241-629

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Other,Vinyl	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 56, BLOCK 1N, PLAN BCP32630, SECTION 32, RANGE 1E, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Golf Course Nearby,Lane Access,Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security System,Sprinkler - Fire,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX Westcoast

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

Finished Floor (Main):	886 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	862 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	827 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	2,575 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,575 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Beautiful 3 bed/3 bath + 2 bed/1 bath suite (newly finished suite) in the family friendly Summerfield neighbourhood. Former show home features a primary bedroom with vaulted ceilings, soaker tub and shower in the ensuite. 2 more beds,1 bath and laundry room complete the top floor. Main floor features a chefs kitchen and family room which leads to a backyard mostly covered with patio. Air conditioning, 2 gas fireplaces, detached double garage with lane access. Book your showing today, this one won't last long.