

Depth/Size (ft):	0.0	Bedrooms:	4	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	4	Age:	13
Lot Area: (sq.ft.)	4,520.80	Full Baths:	3	Zoning:	RS-8
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,642.94
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	028-449-509

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		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	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Other,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : CITY
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 25, PLAN BCP47123, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry,Storage
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Refrigerator,Security - Roughed In,Storage Shed,Vacuum - Roughed In,Wet Bar,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Games Room	20'2 x 19'3	Main	Dining Room	9'7 x 13'7
Below	Bar Room	12'11 x 7'11	Above	Primary Bedroom	19'8 x 14'2
Below	Bedroom	14'1 x 16'8	Above	Walk-In Closet	6'4 x 7'8
Main	Great Room	22'11 x 18'5	Above	Bedroom	12'3 x 13'5
Main	Kitchen	11'2 x 15'0	Above	Bedroom	10'9 x 12'11
Main	Laundry	7'5 x 9'5	Above	Office	8'0 x 9'6
Main	Foyer	5'2 x 4'2			

Finished Floor (Main):	1,179 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,258 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,167 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Above	5	No
Finished Floor (Total):	3,604 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,604 sqft	Beds In Bsmnt:	0 / 4			
		# Of Pets:				

This beautiful Benchmark-built 4 bedroom, 4 bathroom home nestled in the quiet streets of Burke Mountain is the perfect fit for any family. A short drive to shopping, SkyTrain, parks, schools and more. The main floor features a laundry room, a spacious dining room, a great room with vaulted ceilings and a natural gas fireplace which opens into a newly renovated kitchen (2023) equipped with stainless steel appliances, a gas stove and granite countertops. Above you'll find an office, 2 bathrooms and 3 bedrooms including the primary bedroom which has a walk-in closet and full ensuite. The lower level offers the perfect entertainment/lounging area with a large games room, wet bar, 1 bedroom and 1 bathroom. The 3 decks and large front porch give many options for outdoor entertainment.