

Depth/Size (ft):	irreg	Bedrooms:	4	Approx. Year Built:	1996
Frontage (ft):	59.00	Bathrooms:	3	Age:	28
Lot Area: (sq.ft.)	7,405.00	Full Baths:	3	Zoning:	SR
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,881.77
Rear Yard Exp:	South			For Tax Year:	2024
View:	Yes			P.I.D.:	023-475-692

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Balcny(s) Patio(s) Dck(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 20, PLAN LMP28747, SECTION 5, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'5 x 9'11	Main	Bedroom	10'3 x 9'9	Below	Foyer	6'4 x 8'7
Main	Eating Area	12'3 x 8'0	Below	Bedroom	10'9 x 8'2			
Main	Dining Room	8'4 x 13'5	Below	Den	11'11 x 17'			
Main	Living Room	11'9 x 17'0	Below	Recreation Room	12'4 x 19'11			
Main	Primary Bedroom	13'4 x 11'11	Below	Family Room	6'9 x 11'11			
Main	Walk-In Closet	4'6 x 4'11	Below	Storage	6'8 x 5'11			
Main	Bedroom	12'0 x 9'9	Below	Laundry	10'7 x 7'			

Finished Floor (Main):	1,245 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,092 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,337 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,337 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

PERFECT PROMONTORY FAMILY HOME! Versatile, roomy 4-BDRM-plus-den home with great views and great yard, convenient to Promontory Heights Elementary School and Promontory marketplace. 2024 updates include kitchen cabinetry, counters, appliances, flooring, and paint. Fantastic large deck to entertain and enjoy the sunshine. Preview the home by Matterport at <https://www.cotala.com/79292>, but you'll feel at home as soon as you step inside!