

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   | 0        | <b>Bedrooms:</b>   | 4 | <b>Approx. Year Built:</b> | 2008        |
| <b>Frontage (ft):</b>     |          | <b>Bathrooms:</b>  | 3 | <b>Age:</b>                | 16          |
| <b>Lot Area: (sq.ft.)</b> | 4,306.00 | <b>Full Baths:</b> | 2 | <b>Zoning:</b>             | RS-8        |
| <b>Flood Plain:</b>       | No       | <b>Half Baths:</b> | 1 | <b>Gross Taxes:</b>        | \$6,489.62  |
| <b>Rear Yard Exp:</b>     | East     |                    |   | <b>For Tax Year:</b>       | 2024        |
| <b>View:</b>              |          |                    |   | <b>P.I.D.:</b>             | 027-253-520 |

|                         |                                 |                         |                       |
|-------------------------|---------------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 2 Storey w/Bsmt.                | <b>Parking:</b>         | Total: 4 - Covered: 2 |
| <b>Construction:</b>    | Frame - Wood                    | <b>Covered Parking:</b> | 2                     |
| <b>Exterior:</b>        | Mixed,Vinyl,Wood                | <b>Parking Access:</b>  | Front                 |
| <b>Foundation:</b>      |                                 | <b>Parking:</b>         | Garage; Double,Open   |
| <b>Rain Screen:</b>     |                                 | <b>Locker:</b>          |                       |
| <b>Renovations:</b>     |                                 | <b>Units in Dev:</b>    |                       |
| <b># of Fireplaces:</b> | 2 - Fuel: Natural Gas           | <b>Distance to:</b>     |                       |
| <b>Water Supply:</b>    | City/Municipal                  | <b>Title to Land:</b>   | Freehold NonStrata    |
| <b>Fuel/Heating:</b>    | Electric,Forced Air,Natural Gas | <b>Property Disc:</b>   | Yes                   |
| <b>Outdoor Area:</b>    | Fenced Yard,Patio(s) & Deck(s)  | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                         | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    |                                 | <b>Fixtures Rmvd:</b>   |                       |

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** BELMONT

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

**Legal:** LOT 107, PLAN BCP32720, SECTION 13, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Recreation Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Smoke Alarm

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage West Real Estate Services

| Floor | Type            | Dimensions   | Floor | Type           | Dimensions   |
|-------|-----------------|--------------|-------|----------------|--------------|
| Main  | Foyer           | 10'6 x 10'4  | Above | Bedroom        | 11'6 x 11'4  |
| Main  | Family Room     | 19'0 x 13'1  | Above | Bedroom        | 10'1 x 12'7  |
| Main  | Living Room     | 12'10 x 15'1 | Above | Bedroom        | 10'0 x 11'14 |
| Main  | Kitchen         | 11'9 x 14'7  | Above | Walk-In Closet | 11'11 x 7'2  |
| Main  | Dining Room     | 12'11 x 12'9 |       |                |              |
| Main  | Laundry         | 5'11 x 6'10  |       |                |              |
| Above | Primary Bedroom | 19'3 x 14'0  |       |                |              |

|                                |            |                           |                                   |                       |                    |                 |
|--------------------------------|------------|---------------------------|-----------------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,334 sqft | <b># Of Rooms:</b>        | 11                                | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 1,286 sqft | <b># Of Kitchens:</b>     | 1                                 | Main                  | 2                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 3                                 | Above                 | 4                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             |                                   | Above                 | 5                  | Yes             |
| <b>Finished Floor (Total):</b> | 2,620 sqft | <b>Crawl/Bsmt Height:</b> |                                   |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 1,322 sqft | <b>Basement:</b>          | Full,Separate<br>Entry,Unfinished |                       |                    |                 |
| <b>Grand Total:</b>            | 3,942 sqft | <b>Beds In Bsmt:</b>      | 0 / 4                             |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |                                   |                       |                    |                 |

This charming 4-bedroom, 2.5-bathroom Morningstar-built home offers a traditional layout perfect for family living. The formal living and dining rooms provide timeless elegance, while updated appliances, hardwood floors, a tankless hot water system, and a new furnace ensure comfort and efficiency. Step outside to your private backyard oasis, where \$100k in professional landscaping creates a serene retreat, with rough-in power for a hot tub. Located near Burke Pioneer Park and within the sought-after Smiling Creek Elementary catchment, this home combines tranquility with convenience. The unfinished basement with separate entrance is ready for you to build your dream rec space, or a suite for mortgage help. A rare opportunity to own a beautifully maintained gem in a prime location!