

<b>Depth/Size (ft):</b>	137	<b>Bedrooms:</b>	8	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>	25.00	<b>Bathrooms:</b>	7	<b>Age:</b>	5
<b>Lot Area: (sq.ft.)</b>	6,426.00	<b>Full Baths:</b>	6	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$8,080.77
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-702-335

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed,Stone,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Radiant	<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>	No

<b>View:</b>	Yes : Mountain/City/Valley
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community
<b>Legal:</b>	LOT 7, PLAN BCP6549, SECTION 22, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'6 x 14'11	Main	Den	9' x 11'10	Above	Bedroom	12'7 x 16'2
Main	Dining Room	14'4 x 11'4	Main	Laundry	13'6 x 5'6	Above	Walk-In Closet	6'9 x 7'2
Main	Family Room	17'11 x 16'1	Main	Bedroom	14'2 x 16'3	Below	Kitchen	14'8 x 15'6
Main	Eating Area	7'0 x 13'6	Above	Primary Bedroom	19'6 x 13'1	Below	Bedroom	18'2 x 14'5
Main	Kitchen	14'4 x 13'6	Above	Walk-In Closet	6'0 x 9'9	Below	Bedroom	12'11 x 11'6
Main	Wok Kitchen	10'1 x 6'1	Above	Bedroom	15'6 x 15'4	Below	Bedroom	11'7 x 15'2
Main	Pantry	6'1 x 4'1	Above	Bedroom	13'9 x 10'	Below	Living Room	13'2 x 13'7

<b>Finished Floor (Main):</b>	1,967 sqft	<b># Of Rooms:</b>	22	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,493 sqft	<b># Of Kitchens:</b>	4	Main	3	Yes
<b>Finished Floor (Below):</b>	1,600 sqft	<b># Of Levels:</b>	3	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite,Other	Above	4	Yes
<b>Finished Floor (Total):</b>	5,060 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished	Above	3	Yes
<b>Grand Total:</b>	5,060 sqft	<b>Beds In Bsmt:</b>	0 / 8	Below	3	No
		<b># Of Pets:</b>		Below	3	No

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