

Depth/Size (ft):	82	Bedrooms:	5	Approx. Year Built:	2003
Frontage (ft):	43.96	Bathrooms:	4	Age:	22
Lot Area: (sq.ft.)	3,606.00	Full Baths:	3	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,682.50
Rear Yard Exp:	South			For Tax Year:	2024
View:	No			P.I.D.:	025-456-415

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,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:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Tile - Composite	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	WEST ROSEMARY
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LT.8,PLAN BCP428,SECTION 27, TOWNSHIP 1, NWLD
Amenities:	None
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Security System
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Above	Bedroom	12' x 12'	Bsmt	Kitchen	10' x 14'
Main	Dining Room	12' x 9'	Above	Bedroom	12' x 11'	Bsmt	Living Room	10' x 14'
Main	Kitchen	14' x 11'	Bsmt	Bedroom	12' x 12'			
Main	Eating Area	13' x 12'	Bsmt	Bedroom	10' x 11'			
Main	Family Room	15' x 12'						
Above	Primary Bedroom	15' x 14'						

Finished Floor (Main):	1,048 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	995 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	1,020 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	3,063 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,063 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Gorgeous 2 storey with basement home in Rosemary Heights West. This home won't disappoint and has great street appeal, and an excellent layout. Main floor boasts formal living and dining room area, with N/G fireplace, 2 piece bathroom, open concept kitchen/ family room with N/G fireplace and walkout to private southern exposed deck, and backyard. Upstairs features large primary bedroom with ensuite, additional 4 piece bathroom and 2 good sized bedrooms. Downstairs offers a 2 bedroom suite/mortgage helper. Centrally located to schools, walking trails and shopping. This home is a must see.