

Depth/Size (ft):	28.99	Bedrooms:	4	Approx. Year Built:	2000
Frontage (ft):	43.93	Bathrooms:	4	Age:	25
Lot Area: (sq.ft.)	4,187.00	Full Baths:	3	Zoning:	SFR
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,918.69
Rear Yard Exp:	East			For Tax Year:	2024
View:				P.I.D.:	024-048-780

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	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,Sundeck(s)	PAD Rental:	
Type of Roof:	Tile - Composite	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Rosemary Heights

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

Legal: LT12 DISTRICT LT 244 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP36837

Amenities: In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm

Bylaw Restrict:

Listing Broker(s): Hugh & McKinnon Realty Ltd., Hugh & McKinnon Realty Ltd.

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

Finished Floor (Main):	1,335 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	722 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	4	Yes
Finished Floor (Bsmt):	1,302 sqft	Suite:	Unauthorized Suite	Above	5	No
Finished Floor (Total):	3,359 sqft	Crawl/Bsmt Height:		Below	3	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,359 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to this exceptional home in Rosemary Heights, designed for comfort & versatility. The main level showcases the PRIMARY bedroom, an open-concept great room with vaulted ceilings, and separate living and dining rooms, while upstairs offers 2 additional bedrooms & a loft. A high-end custom-built in-law suite below adds flexibility for multi-generational living or rental income potential. This east-facing property boasts a beautifully landscaped private yard backing onto a peaceful greenbelt, ideal for relaxation or entertaining. The suite includes a private entrance, flex area (perfect for a home office), granite counters, double wall oven, in-suite laundry & ample storage. Centrally located, it's steps from the local elementary school, shops, and restaurants.