

Site Influences: **Central Location, Shopping Nearby**
 Municipal Charges:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 16'	Bsmt	Dressing Room	11'1 X 2'			X
Main F.	Dining	11' X 11'	Bsmt	Recreation Room	12' X 25'			X
Main F.	Kitchen	15' X 12'	Bsmt	Storage	8' X 18'			X
Main F.	Entrance Hall	5' X 6'	Bsmt	Storage	6' X 12'			X
Main F.	Den	7' X 15'			X			X
Main F.	Patio	14' X 8'			X			X
Main F.	Entrance Hall	4' X 8'			X			X
Main F.	Other	4' X 14'			X			X
Above	Master Bedroom	12' X 12'			X			
Above	Bedroom	12' X 12'			X			

Floor Area (SqFt):

Main Floor Area:	1,330
Finished Floor Up:	620
Finished Floor Down:	0
Finished Floor Bsmt:	1,000
Total Finished Floor:	2,950
Unfinished Floor:	0
Grand Total Floor Area:	2,950

Total # Rooms:	14
# Kitchens:	1
Finished Levels:	3
Crawl/Bsmt Height:	
Basement Area:	Fully Finished
Suite:	

Bathrooms:

1	4 Piece; Ensuite: N; Level: Main F.
2	3 Piece; Ensuite: N; Level: Above
3	
4	
5	
6	
7	
8	

Listing Broker 1: **Mark Georgia Realty Ltd.**
 Listing Sales Rep 1: **Stephen Morris smorris8@telus.net**
 Listing Sales Rep(s):
 Listing Broker 2:
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: **A. GARRISON**
 Commission: **3.255% 1ST 100K/1.1625% BAL**

604-261-7275
604-261-7275

Appointments: **Phone L.R. First**
 For Appts Call: **STEPHEN MORRIS**
 Appointment Ph: **604-261-7275**

Occupancy: **Owner**

Realtor Remarks: **Measurements approximate. Easy to show.**

Wow! Views, views, views! Dynamic, Updated Character, gorgeous new renovations - move in now. Open plan, superb attention to details. Top Of T World Views of city / mountains. Corner Lot - privacy. Gleaming oak floors, spacious gourmet kitchen with gas stove, centre island, woodburning fireplace, vaulted ceilings in bedrooms, 2 decks, new windows, parking for 3. Hot Price!