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**3545 Rvder Hesiedal Way
 Co Royal Bay ~ V9C 0J6**

Interior Details

Layout: Main Level Entry with Lower/Upper L
Bedrms: 4 **Kitchens:** 2
Baths Tot: 4 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,876
Bth 4Pce: 1 **Unfin SqFt:** 608
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Potential
Ens 3Pce: 0 **Basement:** 8' / Finished, Full, Walk-Out Access, With Windows
Ens 4+Pce: 1 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, Dryer, Microwave, Oven Built-In, Oven/Range Gas, Range Hood, R
Intr Ftrs: Bar, Closet Organizer, Dining/Living Combo, Soaker Tub, Storage

Rooms

RoomType	Level	Dim/Pcs
Bedroom	Lower	9x8
Gym	Lower	11x10
Kitchen-Additional	Lower	10x9
Rec Room	Lower	17x14
Bathroom	Main	2-Piece
Dining Room	Main	17x11
Kitchen	Main	12x11
Living Room	Main	18x17
Office	Main	10x8
Bathroom	Second	4-Piece
Bedroom	Second	11x11
Bedroom	Second	11x10
Bedroom - Primary	Second	14x14
Ensuite	Second	5-Piece
Family Room	Second	13x8
Laundry	Second	7x6
Walk-in Closet	Second	7x5
Deck (Unfin)	Main	16x10
Porch (Unfin)	Main	28x6

Listing Summary

MLS@: 960546 **List Price:** \$1,249,900
Status: Active **Orig Price:** \$1,249,900
Sub Type: SF Det **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$4,910 **Strata Fee:**
2024 Asmt: \$1,206,000 **Title:** Freehold

Remarks

Four bedroom four bath family home at Royal Bay with additional family room, office and large rec room for all of your families needs! 2876sqft of living space over three levels and built in 2020. Open concept main level featuring gourmet kitchen with large pantry, dining space with room for large table, cozy living room with gas fireplace and access to the covered deck with stairs to the backyard. Three generous bedrooms, laundry room and family room on the upper level, which includes a dreamy primary bedroom suite with walk-in closet and five piece ensuite. Lower level is a coveted 8' walk out basement with a large rec room, additional bedroom/office, full bathroom, wet bar with suite rough ins, mechanical and storage space. Situated on an oversized 5057sqft fully fenced and landscaped lot with detached double garage and additional pad parking. House also features ocean, Mt. Baker and city views, south exposure, heat pump, on-demand hot water and HRV unit for year round comfort.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	946	946	1,072	0	0
Beds	1	0	3	0	0
Baths	1	1	2	0	0
Kitchens	1	1	0	0	0

Building Information

Built (est): 2020 **Lgl NC Use:** **Frnt Faces:** N **Bldg Style:** **Cool:** Air Conditioning
Oth Equ: Electric Garage Door Opener **Bldg Warr:** Yes **Heat:** Forced Air, Heat Pump, Heat Reco
Const Mt: Cement Fibre, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Balcony/Deck, Balcony/Patio, Fenced, Fencing: Full, Garden, Low Maintenance Yard, **Fndn:** Poured Concrete
Accs: Ground Level Main Floor

Lot/Strata Information

Lot Size: 5,057sqft / 0.12ac **Prk Type:** Additional, Detached, Garage Double, On Street, Open **View:** City, Mountain(s), Ocean
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G
Lot Feat: Central Location, Easy Access, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Landscaped, Near Golf Course, Recreatio
Complex: **Prk Tota:** 3 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**

