## Presented by: Margaret Leung Re/Max Margaret Leung Realty Phone: 604-263-2823

Email: mleun22@telus.net

Website: margaretleungrealty.com

2202 14/ 221	MacKenzie Heig				MLS#	V976561			Residential Detached
3292 W 32N	ID AV, V6L	_ 203							Active
1. W	1	R.	Li	ist Price:	\$1,998,0	000			
			С	omplex/Subdiv	:				
_				rontage:	24.00 ft	Bedrooms:	3	PID:	028-860-187
				epth/Size:	130	Bathrooms:	3	Type:	House/Single Famil
				ot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	2012
				ear Yard Exp:	S	Half Baths:	1	Age at List Da	te: O
				leas Type:	Feet	If New GST/HS	T Incl:	Taxes:	\$0
N 12 40	Contraction of the second		F	lood Plain:		Zoning:	RS-5		
	IN A STARLEY		V	iew:	Y - MOUN	ITAIN			
	TESSE	435°	S	erv. Connected	: Electricit	y, Natural Gas, Sar	nitary Sewer,	Water	
Style of Home:	2 Storey					Total Parking:	2	Covered F	Parking: 1
Construction:	Frame - Wood					Parking Access:	Lane		
oundation: xterior:	Concrete P Mixed	erimeter	ſ			Parking Facilities:	Carport; Si	ngle, Add. Par	king Avail.
Rainscreen: Type of Roof:	Asphalt	Asphalt		R/I Plumbing:		Dist to Public Trans: Possession:	Dist		to School Bus:
Renovations:	•		R			Title to Land:	Freehold NonStrata		
looring: Hardwood,		od, Mixed				Seller's Interest:	Registered Owner		
Vater Supply:						Mortgage Info:	\$ O		
at/Fuel: Radiant		_							
o. of Fireplaces: 1		R	R/I Fireplaces: Property Disclosure: N - NEW CONSTRUC			NSTRUCTION			
replace Fuel: Gas - Natural utdoor Area: Sundeck(s)			Out Buildings:						
	Sundeck(3)	,							
au Reindl									
	N								
ixtures Leas	Ν								
Pad Rental: Fixtures Leas: Fixt Removed: Legal:		921 LT A	BLK 52	2 DL 2027 L	D 36 GROU	P 1, OF LOT 2.			
Fixtures Leas Fixt Removed: Legal: Amenities:	PL BCP509								
Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences:	PL BCP509 Central Loc	ation, Pr	rivate S	Setting, Priva	ite Yard, Re	creation Nearby, S		arby	
Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences:	PL BCP509 Central Loc	ation, Pr	rivate S	Setting, Priva	ite Yard, Re			arby	
ixtures Leas ixt Removed: egal: imenities: ite Influences: eatures Incl: <u>loor Type</u>	PL BCP509 Central Loc Air Conditio	cation, Pr oning, Cl <u>Dimensio</u>	rivate S othes V ons	Setting, Priva	ite Yard, Re	creation Nearby, S ove/DW, Heat Rec <u>Dimensions</u>		агbу <u>Түре</u>	Dimensions
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: <u>loor Type</u> fain F. Livin	PL BCP509 Central Loc Air Conditio	cation, Pr oning, Cl <u>Dimensio</u> 17'4 X	rivate S othes V ons ( 12'	Setting, Priva Vasher/Drye	ite Yard, Re r/Fridge/St	creation Nearby, S ove/DW, Heat Rec <u>Dimensions</u> X	ov. Vent.		X
ixtures Leasi ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> fain F. Livin fain F. Kitch	PL BCP509 Central Loc Air Condition ng Room	cation, Pr oning, Cl <u>Dimensio</u> 17'4 X 9' X	rivate S othes V ons ( 12' ( 14'	Setting, Priva Vasher/Drye	ite Yard, Re r/Fridge/St	creation Nearby, S ove/DW, Heat Rec <u>Dimensions</u> X X	ov. Vent.		××
ixtures Leasi ixt Removed: egal: menities: ite Influences: eatures Incl: <u>loor Type</u> lain F. Livin lain F. Kitch lain F. Dinin	PL BCP509 Central Loc Air Condition Ig Room Ten	cation, Pr oning, Clu <u>Dimensio</u> 17'4 X 9' X 13'2 X	rivate S othes V ons ( 12' ( 14' ( 11'9	Setting, Priva Vasher/Drye	ite Yard, Re r/Fridge/St	creation Nearby, S ove/DW, Heat Rec <u>Dimensions</u> X X X X	ov. Vent.		x x x
ixtures Leasi ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> lain F. Livin lain F. Kitch lain F. Dinin lain F. Fami	PL BCP509 Central Loc Air Condition g Room hen hg ly Room	cation, Pr oning, Clu <u>Dimensio</u> 17'4 X 9' X 13'2 X 13'2 X 14' X	rivate S othes V ons ( 12' ( 14' ( 11'9 ( 12'	Setting, Priva Vasher/Drye	ite Yard, Re r/Fridge/St	creation Nearby, S ove/DW, Heat Rec <u>Dimensions</u> X X X X X	ov. Vent.		X X X X
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Main F. Livin Main F. Livin Main F. Dinin Main F. Fami bove Mast	PL BCP509 Central Loc Air Conditio g Room nen ng ily Room cer Bedroom	Cation, Pr coning, Clu <u>Dimensio</u> 17'4 X 9' X 13'2 X 13'2 X 13'4 X	rivate S othes V <u>ons</u> ( 12' ( 14' ( 11'9 ( 12' ( 13'2	Setting, Priva Vasher/Drye	ite Yard, Re r/Fridge/St	creation Nearby, S ove/DW, Heat Rec <u>Dimensions</u> X X X X X X X	ov. Vent.		X X X X X
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: <u>loor Type</u> Main F. Livin Main F. Dinin Main F. Fami Nove Mast	PL BCP509 Central Loc Air Condition g Room hen hg lly Room cer Bedroom	Dimensio Dimensio 17'4 X 9' X 13'2 X 14' X 13'4 X 9'9 X	rivate S othes V ( 12' ( 14' ( 11'9 ( 12' ( 13'2 ( 10'	Setting, Priva Vasher/Drye	ite Yard, Re r/Fridge/St	Dimensions Dimensions X X X X X X X X X X X X X	ov. Vent.		X X X X X X
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: <u>loor Type</u> Main F. Livin Main F. Dinin Main F. Fami Nove Mast	PL BCP509 Central Loc Air Condition g Room hen hg lly Room cer Bedroom	Dimensio Dimensio 17'4 X 9' X 13'2 X 14' X 13'4 X 9'9 X 13' X	rivate S othes V ( 12' ( 14' ( 11'9 ( 12' ( 13'2 ( 10' ( 11'	Setting, Priva Vasher/Drye	ite Yard, Re r/Fridge/St	creation Nearby, S ove/DW, Heat Rec Dimensions X X X X X X X X X X X	ov. Vent.		× × × × × × ×
ixtures Leas ixt Removed: egal: Amenities: ite Influences: reatures Incl: iter Influences: features Incl: iter Influences: Main F. Livin Main F. Livin Main F. Dinin Main F. Fami Above Mast Above Bedr	PL BCP509 Central Loc Air Condition g Room hen hg lly Room cer Bedroom	Dimensio Dimensio 17'4 X 9' X 13'2 X 14' X 13'4 X 9'9 X	rivate S othes V ( 12' ( 14' ( 11'9 ( 12' ( 13'2 ( 10' ( 11' (	Setting, Priva Vasher/Drye	ite Yard, Re r/Fridge/St	Dimensions Dimensions X X X X X X X X X X X X X	ov. Vent.		X X X X X X
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: <u>loor Type</u> Main F. Livin Main F. Dinin Main F. Fami Nove Mast	PL BCP509 Central Loc Air Condition g Room hen hg lly Room cer Bedroom	201100, Pr 201100, Clo 201100, Clo 201100	rivate S othes V <u>ons</u> ( 12' ( 14' ( 11'9 ( 12' ( 13'2 ( 10' ( 11' ( (	Setting, Priva Vasher/Drye	ite Yard, Re r/Fridge/St	Dimensions X X X X X X X X X X X X X	ov. Vent.		X X X X X X X
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: iteor <u>Type</u> Aain F. Livin Aain F. Livin Aain F. Dinin Aain F. Fami Above Mast Above Bedr bove Bedr	PL BCP509 Central Loc Air Condition ng Room nen ng Ily Room cer Bedroom oom	20100, Pr 2010, Clo 2010, Clo	rivate S othes V ( 12' ( 14' ( 11'9 ( 12' ( 13'2 ( 10' ( 11' ( (	Setting, Priva Vasher/Dryer <u>Floor</u>	ite Yard, Re r/Fridge/St <u>Type</u>	Dimensions Dimensions X X X X X X X X X X X X X	ov. Vent. <u>Floor</u> <u>Bathrc</u>	<u>Type</u>	X X X X X X X
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Main F. Livin Main F. Livin Main F. Chinin Main F. Fami bove Bedr bove Bedr bove Bedr	PL BCP509 Central Loc Air Condition ng Room nen ng Ily Room ter Bedroom oom oom	20100, Pr 2010, Clo 2010, Clo	rivate S othes V 2005 ( 12' ( 14' ( 11'9 ( 12' ( 12' ( 12' ( 11' ( ( ( (	Setting, Priva Vasher/Drye	ite Yard, Re r/Fridge/St <u>Type</u>	Dimensions Dimensions X X X X X X X X X X X X X	ov. Vent. <u>Floor</u> <u>Bathro</u> 1 2 Pi	<u>Type</u> <u>Doms</u> ece; Ensuite: N	X X X X X X X X X X X X X
ixtures Leas ixt Removed: egal: imenities: ite Influences: eatures Incl: loor <u>Type</u> Main F. Livin Main F. Livin Main F. Cami Above Mast bove Bedr bove Bedr bove Bedr	PL BCP509 Central Loc Air Condition ng Room nen ng ily Room er Bedroom oom oom	20100, Pr 2010, Clo 2010, Clo	rivate S othes V ( 12' ( 14' ( 11'9 ( 12' ( 12' ( 13'2 ( 11' ( (	Setting, Priva Vasher/Drye <u>Floor</u> Total # Rooms	ite Yard, Re r/Fridge/St <u>Type</u> : 7 1	Dimensions Dimensions X X X X X X X X X X X X X	<u>Floor</u> <u>Bathro</u> 1 2 Pi 2 5 Pi	<u>Type</u> <u>poms</u> ece; Ensuite: N ece; Ensuite: N	X X X X X X X
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Main F. Livin Main F. Livin Main F. Fami Nove Mast Nove Bedr Nove Bedr Cloor Area (SqF Main Floor Area St inished Floor Dow	PL BCP509 Central Loc Air Condition Ing Room Ing Room Ily Room er Bedroom foom foom	20100, Pr 2010, Cla 2010, Cla	rivate S othes V ( 12' ( 14' ( 11'9 ( 12' ( 13'2 ( 10' ( 11' ( (	Setting, Priva Vasher/Drye <u>Floor</u> Total # Rooms # Kitchens:	tte Yard, Re r/Fridge/St <u>Type</u> : 7 1 :: 2	Dimensions Dimensions X X X X X X X X X X X X X	<u>Floor</u> <u>Bathro</u> 1 2 Pi 2 5 Pi	<u>Type</u> <u>poms</u> ece; Ensuite: N ece; Ensuite: N	X X X X X X X X X X X X X X X X X X X
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Aain F. Livin Aain F. Livin Aain F. Dinin Aain F. Fami bove Bedr bove Bedr bove Bedr <u>Cloor Area (SqF</u> Aain Floor Area So inished Floor Dow inished Floor Dow	PL BCP509 Central Loc Air Condition Ing Room Ing Ply Room Ing Room	20100, Pr 2010, Cla 2010, Cla	rivate S othes V ( 12' ( 14' ( 11'9 ( 12' ( 12' ( 13'2 ( 10' ( 11' ( (	Setting, Priva Vasher/Drye Floor Floor Total # Rooms # Kitchens: Finished Levels	tte Yard, Re r/Fridge/St <u>Type</u> : 7 1 :: 2 ight:	Dimensions Dimensions X X X X X X X X X X X X X	<u>Floor</u> <u>Bathrc</u> 1 2 Pi 2 5 Pi 3 4 Pi	<u>Type</u> <u>poms</u> ece; Ensuite: N ece; Ensuite: N	X X X X X X X X X X X X X X X X X X X
Fixtures Leas Fixt Removed: Legal:	PL BCP509 Central Loc Air Condition Ing Room Ing Ply Room Ing Room	Dimensio Dimensio 17'4 X 9' X 13'2 X 14' X 13'4 X 9'9 X 13'4 X 9'9 X 13' X 9'9 X 13' X 9'9 X 13' X 9'9 X 13' 2 0 0 0	rivate S othes V <u>ons</u> ( 12' ( 14' ( 12' ( 12' ( 13'2 ( 10' ( 11' ( (	Setting, Priva Vasher/Dryer Floor Floor Total # Rooms # Kitchens: Finished Levels Crawl/Bsmt He Basement Area	ite Yard, Re r/Fridge/St <u>Туре</u> : 7 1 :: 2 ight: a: Crawl	Dimensions Dimensions X X X X X X X X X X X X X	<u>Eloor</u> <u>Eloor</u> <u>1 2 Pi</u> 2 5 Pi 3 4 Pi 4 5 6	<u>Type</u> <u>poms</u> ece; Ensuite: N ece; Ensuite: N	X X X X X X X X X X X X X X X X X X X
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Main F. Livin Main F. Livin Main F. Cinin Main F. Fami bove Mast bove Bedr bove Bedr Cloor Area (SqF Main Floor Area So inished Floor Up Si inished Floor Dow inished Floor Bem otal Finished Floor Smoothed Floor Smoothed Floor Smoothed Floor Smoothed Floor Smoothed Floor Smoothed Floor Main Floor Stal Finished Floor	PL BCP509 Central Loc Air Condition In Condition Plant Conditi	201100, Pr 201107, Clo 20117, 4 X 9' X 13'2 X 13'2 X 13'4 X 9'9 X 13'4 X 9'9 X 13'4 X 9'9 X 13' X X 907 912 0 0 1,819 0	rivate S othes V <u>ons</u> ( 12' ( 14' ( 12' ( 12' ( 13'2 ( 10' ( 11' ( (	Setting, Priva Vasher/Drye Floor Total # Rooms # Kitchens: Finished Levels Crawl/Bsmt He	tte Yard, Re r/Fridge/St <u>Type</u> : 7 1 :: 2 ight:	Dimensions Dimensions X X X X X X X X X X X X X	Bathro Floor 1 2 Pi 2 5 Pi 3 4 Pi 4 5 6 7	<u>Type</u> <u>poms</u> ece; Ensuite: N ece; Ensuite: N	X X X X X X X X X X X X X X X X X X X
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Main F. Livin Main F. Livin Main F. Fami bove Mast bove Bedr Cloor Area (SqF Main Floor Area Sc inished Floor Dow inished Floor Dow inished Floor Dow inished Floor Berr Cotal Finished Floor	PL BCP509 Central Loc Air Condition In Condition Plant Conditi	20100, Proning, Clu Dimensio 17'4 X 9' X 13'2 X 14' X 13'4 X 9'9 X 13'4 X 9'9 X 13' X 9'9 X 13' X 9'9 X 13' X 9'9 X 13' X 9'9 X 13' 2 0 0 0 1,819	rivate S othes V <u>ons</u> ( 12' ( 14' ( 12' ( 12' ( 13'2 ( 10' ( 11' ( (	Setting, Priva Vasher/Dryer Floor Floor Total # Rooms # Kitchens: Finished Levels Crawl/Bsmt He Basement Area	ite Yard, Re r/Fridge/St <u>Туре</u> : 7 1 :: 2 ight: a: Crawl	Dimensions Dimensions X X X X X X X X X X X X X	<u>Eloor</u> <u>Eloor</u> <u>1 2 Pi</u> 2 5 Pi 3 4 Pi 4 5 6	<u>Type</u> <u>poms</u> ece; Ensuite: N ece; Ensuite: N	X X X X X X X X X X X X X X X X X X X

A BRAND NEW HOME AT AN AFFORDABLE PRICE. NO HST. Well designed new home on beautiful quiet street of Mackenzie Heights with mountain view. Exquisite interior finishing. Very spacious open floor plan with elegant living space. Main floor has high ceiling, hardwood floor & gas fireplace. Gourmet kitchen & family room opens to southern backyard. Upper floor features 3 bedrooms including a high ceiling master bedroom with deluxe ensuite. Large crawl space for storage. Features including air conditioning, HRV, all appliances, etc. Prince of Wales High & Lord Kitchener Elementary School Catchment. Close to park & shopping. 2-5-10 New Home Warranty. Must see to appreciate.