

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	2007
Frontage (ft):	66.00	Bathrooms:	4	Age:	17
Lot Area: (sq.ft.)	6,600.00	Full Baths:	4	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,394.13
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	004-675-070

Style of Home:	2 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Stone,Wood	Parking Access:	
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	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community
Legal:	LOT 183, PLAN NWP32945, SECTION 26, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'	Main	Kitchen	11'8 x 6'
Main	Family Room	21'4 x 13'	Above	Primary Bedroom	14'4 x 15'
Main	Dining Room	10' x 13'	Above	Bedroom	11' x 12'9
Main	Kitchen	13' x 11'	Above	Bedroom	11' x 11'
Main	Laundry	7' x 4'5			
Main	Bedroom	11' x 11'			
Main	Living Room	13'5 x 11'8			

Finished Floor (Main):	1,550 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	880 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	2,430 sqft	Crawl/Bsmt Height:		Above	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,430 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

RARE find in the heart North Delta!! CUSTOM BUILT on a square 6600 sq ft lot with an open floor plan and LEGAL SUITE! Conveniently located near Sands Secondary/Gray Elementary and close access to all amenities/bridges/Rec Centers. This AIR CONDITIONED HOME has a recently updated kitchen, flooring, carpets and laundry! Don't miss this one! Please contact to book a viewing.