

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	51.00	<b>Bathrooms:</b>	3	<b>Age:</b>	42
<b>Lot Area: (sq.ft.)</b>	4,636.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RF-G
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$3,442.96
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2021
<b>View:</b>				<b>P.I.D.:</b>	002-587-106

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Single,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	Yes
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 283, PLAN NWP56061, SECTION 10, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

**Amenities:** None

**Site Influences:**

**Features:** Dishwasher,Garage Door Opener,Microwave,Refrigerator,Security System,Storage Shed,Stove

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 15'	Above	Master Bedroom	12' x 12'10
Main	Dining Room	11' x 8'6			
Main	Kitchen	11' x 8'			
Main	Family Room	11'4 x 16'5			
Main	Laundry	11'6 x 6'			
Above	Bedroom	9'7 x 8'			
Above	Bedroom	11' x 8'			

<b>Finished Floor (Main):</b>	995 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	608 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	2	Yes
<b>Finished Floor (Total):</b>	1,603 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,603 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Fantastic family home on CORNER lot in a prime family oriented neighbourhood. Lots of parking & room for the RV w/ trailer parking in the fenced private backyard. Across the street from Brooks Cres Park & walking distance to Latimer Rd Elementary. This home features an open comfortable floorplan, new quality laminate floors, new paint, exterior updates including a new concrete driveway & hardboard siding. The vaulted ceiling in the living room gives a wide open feel & the large family room has french doors onto the large covered patio & overlooking the backyard complete w/ storage shed & saskatoon berry bushes. Upstairs is 2 bdrms & a large master bdrm w/ 2 piece ensuite. Close to shopping, transit, parks, schools & recreation. Must be seen to be appreciated! Nothing to do but move in!