

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1979
Frontage (ft):	133.00	Bathrooms:	3	Age:	45
Lot Area (sq.ft.):	10,800.00	Full Baths:	3	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$11,532.27
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	003-163-440

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 3 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	Yes

View:	Yes : ocean and mountain
Mgmt. Company:	
Complex / Subdiv:	South Slope
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT23 NWP12415 LD 36 SEC 10 TWP 1 NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Swirlpool/Hot Tub
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Hot Tub Spa/Swirlpool,Storage Shed,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11' x 4'5	Below	Foyer	17'6 x 10'11
Main	Kitchen	13'11 x 11'10	Below	Laundry	8'2 x 7'4
Main	Dining Room	13'11 x 13'1	Below	Bedroom	12'10 x 11'5
Main	Living Room	22'7 x 13'1	Below	Bedroom	12'4 x 12'3
Main	Primary Bedroom	16'1 x 14'6	Below	Hobby Room	11'3 x 11'11
Main	Walk-In Closet	8'6 x 6'8	Below	Living Room	20'2 x 14'7
Main	Bedroom	10'7 x 9'4	Below	Kitchen	13'7 x 10'7

Finished Floor (Main):	1,533 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	No
Finished Floor (Below):	1,467 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	3,000 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	3,000 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome home to your panoramic views on this huge 10,800ft2 private corner lot (sub-dividable) has 133ft frontage on Prospect and 88.6ft on Oxford St. This 3,000ft2 home includes a walk-out basement suite with a separate entrance and private patio. The main floor bathrooms have been updated with new tub/shower, fixtures, flooring and vanity. The vaulted ceiling, new over-sized patio doors, new bay windows & the open concept living area make this home bright and airy. The large deck accessible from the living room or the primary bedroom has new lining and invisible glass to maximize the unobstructed views of the majestic sunrises, sunsets, soaring eagles and even whales that pass through the bay. Relax on the deck, or have a swim in the infinity swim spa located in the private garden oasis.