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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 1979 |
| Frontage (ft): | 95.85 | Bathrooms: | 2 | Age: | 45 |
| Lot Area: (sq.ft.) | 6,016.00 | Full Baths: | 2 | Zoning: | SFD |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$5,265.14 |
| Rear Yard Exp: | | | | For Tax Year: | 2022 |
| View: | Yes | | | P.I.D.: | 001-987-399 |

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|-------------------------|--------------------------------|-------------------------|-----------------------|
| Style of Home: | Split Entry | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Brick,Mixed,Wood | Parking Access: | |
| Foundation: | | Parking: | Garage; Double,Open |
| Rain Screen: | | Locker: | |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Electric,Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Tile | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | Yes : Mountain Views |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | LOT 216, PLAN NWP51071, DISTRICT LOT 242, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | In Suite Laundry,Storage |
| Site Influences: | Central Location,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage - Wolstencroft |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|-------------|-------------|
| Main | Living Room | 15'10 x 12'5 | Below | Bedroom | 9'4 x 9'9 |
| Main | Dining Room | 10'3 x 8'4 | Below | Family Room | 12'6 x 19'4 |
| Main | Kitchen | 11'5 x 9'3 | Below | Kitchen | 15'3 x 8'10 |
| Main | Primary Bedroom | 12'5 x 12'10 | | | |
| Main | Bedroom | 11'9 x 11'9 | | | |
| Below | Bedroom | 8'10 x 9'9 | | | |

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|--------------------------------|------------|---------------------------|-------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 943 sqft | # Of Rooms: | 9 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 4 | No |
| Finished Floor (Below): | 914 sqft | # Of Levels: | 2 | Below | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | Unauthorized Suite | | | |
| Finished Floor (Total): | 1,857 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished,Separate Entry | | | |
| Grand Total: | 1,857 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Fantastic Location with this 4 Bedroom Split Entry Home on a Corner Lot w/Mountain Views Close to Schools, Parks, Transit & Much More! Open Concept Living Room with Modern Stone Gas Fireplace & Large Windows Allowing For Plenty of Natural Light! Enjoy the Summer BBQ's on the Massive 30 X 25 Sundeck with Mountain Views! This Home Also Features a Brand New Furnace, Updated Bathrooms w/heated floor & a Spacious 1 Bedroom Mortgage Helper with Separate Entry!