

Depth/Size (ft):	118	Bedrooms:	8	Approx. Year Built:	2006
Frontage (ft):	52.00	Bathrooms:	7	Age:	18
Lot Area: (sq.ft.)	6,028.00	Full Baths:	6	Zoning:	RF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,115.92
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	025-972-634

Style of Home:	2 Storey w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Brick,Mixed	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard	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 15, PLAN BCP11881, SECTION 18, TOWNSHIP 2, 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	Floor	Type	Dimensions
Above	Bedroom	10' x 10'	Main	Dining Room	11' x 12'	Below	Living Room	10' x 10'
Above	Primary Bedroom	14' x 14'	Main	Family Room	15' x 12'			
Above	Bedroom	12' x 13'	Below	Bedroom	11' x 12'			
Above	Primary Bedroom	13' x 14'	Below	Bedroom	10' x 11'			
Main	Bedroom	12' x 12'	Below	Bedroom	11' x 12'			
Main	Kitchen	15' x 10'	Below	Kitchen	10' x 11'			
Main	Living Room	12' x 12'	Below	Kitchen	11' x 12'			

Finished Floor (Main):	1,502 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	996 sqft	# Of Kitchens:	3	Above	4	Yes
Finished Floor (Below):	1,502 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft		Legal	Above	3	Yes
Finished Floor (Total):	4,000 sqft	Suite:	Suite,Unauthorized Suite	Main	3	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Below	3	No
Grand Total:	4,000 sqft	Basement:	Fully Finished	Below	3	No
		Beds In Bsmt:	0 / 8	Main	2	No
		# Of Pets:				

PRIME LOCATION - Well kept renovated 3 story home with NEW landscaping located in the heart of West Newton. Steps away from KWANTLEN UNIVERSITY, KHALSA SCHOOL, GURUDWARA SAHIB, MASJID and all AMENITIES! Spice Kitchen and full washroom + bedroom on the main floor, 4 SPACIOUS bedrooms 3 bath upstairs, double garage and LARGE DRIVEWAY that has AMPLE PARKING space. TONS OF MORTGAGE HELP. Please contact to book your viewing - MUST SEE!