

Depth/Size (ft):	0	Bedrooms:	4	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	4	Age:	31
Lot Area: (sq.ft.)	8,398.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	2	Gross Taxes:	\$5,563.27
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	017-750-652

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		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	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 2, PLAN LMP3850, PART SW1/4, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Storage

Site Influences: Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Storage Shed,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'	Above	Bedroom	11' x 10'
Main	Dining Room	15' x 10'	Main	Other	16' x 10'
Main	Kitchen	15' x 13'			
Main	Nook	10' x 9'			
Above	Bedroom	12' x 10'			
Above	Primary Bedroom	18' x 16'			
Above	Bedroom	11' x 10'			

Finished Floor (Main):	1,513 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,204 sqft	# Of Kitchens:	1	Above	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Main	2	No
Finished Floor (Total):	2,717 sqft	Crawl/Bsmt Height:		Main	2	No
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,717 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Fantastic Fleetwood location. This 4 bedroom, 4 bathroom, 2609 sf family home sits on a 8398 sf lot, at the end of a cul de sac , and is in immaculate condition. Recent updates include hardwood flooring, bathrooms, paint, and 8 year old roof. Beautiful vaulted ceilings and crown mouldings. Bonus 160 sf home office with separate entrance and powder room is perfect for your home based business. Backyard oasis with mature trees and grape vines. OPEN HOUSE SATURDAY JUNE 29 from 1-3