

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

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	
<b>Construction:</b>	Brick,Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Brick,Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community
<b>Legal:</b>	LOT 15, PLAN BCP11881, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	Bedroom	10' x 10'	<b>Main</b>	Dining Room	11' x 12'	<b>Below</b>	Living Room	10' x 10'
<b>Above</b>	Primary Bedroom	14' x 14'	<b>Main</b>	Family Room	15' x 12'			
<b>Above</b>	Bedroom	12' x 13'	<b>Below</b>	Bedroom	11' x 12'			
<b>Above</b>	Primary Bedroom	13' x 14'	<b>Below</b>	Bedroom	10' x 11'			
<b>Main</b>	Bedroom	12' x 12'	<b>Below</b>	Bedroom	11' x 12'			
<b>Main</b>	Kitchen	15' x 10'	<b>Below</b>	Kitchen	10' x 11'			
<b>Main</b>	Living Room	12' x 12'	<b>Below</b>	Kitchen	11' x 12'			

<b>Finished Floor (Main):</b>	1,502 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	998 sqft	<b># Of Kitchens:</b>	3	Main	3	Yes
<b>Finished Floor (Below):</b>	1,502 sqft	<b># Of Levels:</b>	3	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft		Legal	Above	4	Yes
<b>Finished Floor (Total):</b>	4,002 sqft	<b>Suite:</b>	Suite,Unauthorized Suite	Above	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	No
<b>Grand Total:</b>	4,002 sqft	<b>Basement:</b>	Fully Finished	Below	3	No
		<b>Beds In Bsmt:</b>	0 / 8	Below	3	No
		<b># Of Pets:</b>				

3 LEVEL HOME in 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! MASTER BEDROOM ON MAIN FLOOR WITH WASHROOM - Spice Kitchen + POWDER washroom on main. 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! Pls schedule appt for showing.