

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   | 0.0      | <b>Bedrooms:</b>   | 4 | <b>Approx. Year Built:</b> | 1907        |
| <b>Frontage (ft):</b>     | 37.50    | <b>Bathrooms:</b>  | 3 | <b>Age:</b>                | 117         |
| <b>Lot Area: (sq.ft.)</b> | 2,362.52 | <b>Full Baths:</b> | 3 | <b>Zoning:</b>             | RS-1        |
| <b>Flood Plain:</b>       |          | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$5,785.93  |
| <b>Rear Yard Exp:</b>     |          |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>              |          |                    |   | <b>P.I.D.:</b>             | 032-151-942 |

|                         |                           |                         |                            |
|-------------------------|---------------------------|-------------------------|----------------------------|
| <b>Style of Home:</b>   | 2 Storey,Split Entry      | <b>Parking:</b>         | Total: 1 - Covered: 0      |
| <b>Construction:</b>    | Frame - Wood              | <b>Covered Parking:</b> | 0                          |
| <b>Exterior:</b>        | Mixed,Wood                | <b>Parking Access:</b>  | Lane,Rear                  |
| <b>Foundation:</b>      |                           | <b>Parking:</b>         | Carport; Single,Open,Other |
| <b>Rain Screen:</b>     |                           | <b>Locker:</b>          |                            |
| <b>Renovations:</b>     | Completely                | <b>Units in Dev:</b>    |                            |
| <b># of Fireplaces:</b> | 0 - Fuel:                 | <b>Distance to:</b>     |                            |
| <b>Water Supply:</b>    | City/Municipal            | <b>Title to Land:</b>   | Freehold NonStrata         |
| <b>Fuel/Heating:</b>    | Forced Air,Natural Gas    | <b>Property Disc:</b>   | No                         |
| <b>Outdoor Area:</b>    | Balcny(s) Patio(s) Dck(s) | <b>PAD Rental:</b>      |                            |
| <b>Type of Roof:</b>    | Asphalt                   | <b>Fixtures Leased:</b> | No                         |
| <b>Floor Finish:</b>    | Laminate                  | <b>Fixtures Rmvd:</b>   | No                         |

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** EASTERLY 75 FEET OF LOT 5 OF LOTS 64 AND 65 SUBURBAN BLOCK 5 PLAN 2620HAVING A FRONTAGE OF 75 FEET ON HARTCO AND TOWNSEND STREETS AND AFRONTAGE OF 63 FEET ON QUEENSBOROUGH STREET

**Amenities:** In Suite Laundry

**Site Influences:** Central Location,Paved Road,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Macdonald Realty (Surrey/152)

| Floor        | Type            | Dimensions | Floor        | Type        | Dimensions  |
|--------------|-----------------|------------|--------------|-------------|-------------|
| <b>Below</b> | Storage         | 5'8 x 7'5  | <b>Main</b>  | Living Room | 11'7 x 20'6 |
| <b>Below</b> | Walk-In Closet  | 5'3 x 5'0  | <b>Main</b>  | Dining Room | 9'0 x 13'4  |
| <b>Below</b> | Primary Bedroom | 9'8 x 11'0 | <b>Main</b>  | Kitchen     | 11'7 x 8'1  |
| <b>Below</b> | Bedroom         | 9'6 x 10'6 | <b>Main</b>  | Laundry     | 5'2 x 5'6   |
| <b>Below</b> | Bedroom         | 9'8 x 9'0  | <b>Above</b> | Bedroom     | 8'8 x 14'4  |
| <b>Below</b> | Flex Room       | 9'6 x 14'9 |              |             |             |
| <b>Main</b>  | Den             | 8'7 x 12'0 |              |             |             |

|                                |            |                           |       |                       |                    |                 |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 842 sqft   | <b># Of Rooms:</b>        | 12    | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>     | 1     | Main                  | 3                  | No              |
| <b>Finished Floor (Below):</b> | 841 sqft   | <b># Of Levels:</b>       | 2     | Below                 | 4                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             | Other | Below                 | 4                  | No              |
| <b>Finished Floor (Total):</b> | 1,683 sqft | <b>Crawl/Bsmt Height:</b> |       |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 43 sqft    | <b>Basement:</b>          | None  |                       |                    |                 |
| <b>Grand Total:</b>            | 1,726 sqft | <b>Beds In Bsmt:</b>      | 0 / 4 |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |       |                       |                    |                 |

Welcome to your beautiful brand-new fully restored heritage home in the heart of New Westminster. Walking distance to transit, schools, parks, and shopping. Every detail in this home has been thoughtfully curated and planned out. The builder has gone above and beyond. Featuring a state of the art built in sound system, security system, tankless hot water, stainless steel appliances, quartz countertops, gas fireplace, bright airy kitchen, air conditioning! The opportunities are endless with far too many details to list. You must see this home in person to fully appreciate it in its' entirety. This is your chance to own an incredible home and that is detached freehold non-strata! Run don't walk. Open house Sunday May 26 from 2pm-4pm.