

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>	57.00	<b>Bathrooms:</b>	2	<b>Age:</b>	36
<b>Lot Area: (sq.ft.)</b>	15,681.60	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1A
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,381.51
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-732-663

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - 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>	Fenced Yard, Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Septic, Water
<b>Legal:</b>	LOT 17, PLAN NWP75995, DISTRICT LOT 338, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location, Golf Course Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 19'2	Above	Walk-In Closet	6'10 x 3'11
Main	Dining Room	9'3 x 10'1	Above	Bedroom	11'4 x 11'0
Main	Kitchen	13'10 x 12'4	Above	Bedroom	11'0 x 10'0
Main	Family Room	10'11 x 12'4			
Main	Bedroom	13'7 x 11'8			
Main	Foyer	8'7 x 4'2			
Above	Primary Bedroom	12'0 x 14'2			

<b>Finished Floor (Main):</b>	1,080 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	666 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,746 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,746 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

RARE OPPORTUNITY! .36 acre property backing on to 5th green at Kinkora Golf Course on quiet, sought-after Sardis street. One family owned, this flexible home boasts 4 bedrooms (3 up, 1 down), 2 bathrooms, chef's kitchen with tons of quartz counter space, and stainless steel appliances. Many other updates over the last years. Soak up the sun in the south facing, park-sized backyard! Value to be added with shop/carriage house, etc. Check with City.