

Depth/Size (ft):	106	Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):	70.00	Bathrooms:	2	Age:	51
Lot Area: (sq.ft.)	7,420.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,322.39
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	005-399-394

Style of Home:	2 Storey,Split Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Other,Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 210, PLAN NWP40702, DISTRICT LOT 334, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry,Storage

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 12'11	Below	Bedroom	9'7 x 9'5
Main	Dining Room	8'10 x 11'3	Below	Family Room	18'3 x 9'5
Main	Kitchen	10'8 x 10'9	Below	Bedroom	12'8 x 12'1
Main	Primary Bedroom	13'2 x 9'8			
Main	Bedroom	11'5 x 10'9			
Below	Foyer	7'2 x 2'8			
Below	Family Room	17'11 x 12'1			

Finished Floor (Main):	1,011 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	977 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other,Unauthorized Suite			
Finished Floor (Total):	1,988 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,988 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

SEE VIRTUAL TOUR! Welcome to this lovely family home on a quiet street, just outside of Fairfield Island. With 4 bedrooms (or 3 w/large office), 2 full bathrooms, and just under 2,000 sqft of living space on a 7,420 sqft lot (w/70' frontage) this an ideal home for everyone! Enjoy your spacious living room, dining area with tons of natural light, south facing balcony w/ steps to your yard, and an open kitchen, making the focal point of your home. The lower level includes a large family room, second kitchen, seperate entry, bedroom, and option for a 4th bedroom. The rear yard is fully fenced, providing complete privacy. New exterior paint, Roof - Brand New, Rinnai Super High-Efficiency Water System - Brand New, Furnace - 10 years. Comes with a Heat Pump. Call to book your private showing!