

Depth/Size (ft):	IRREG	Bedrooms:	4	Approx. Year Built:	9999
Frontage (ft):	110.00	Bathrooms:	4	Age:	999
Lot Area: (sq.ft.)	15,681.60	Full Baths:	3	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$3,726.41
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	006-161-880

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	LOT 65, PLAN NWP41588, DISTRICT LOT 372, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,Guest Suite,Pool; Outdoor
Site Influences:	Central Location,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Refrigerator,Stove,Swimming Pool Equip.
Bylaw Restrict:	
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'4 x 11'8	Main	Storage	13'6 x 7'0	Below	Laundry	9'0 x 4'8
Main	Living Room	17'1 x 23'8	Main	Kitchen	9'9 x 17'9	Below	Storage	12'9 x 8'9
Main	Dining Room	13'11 x 16'3	Above	Bedroom	12'11 x 7'11	Below	Storage	9'7 x 14'10
Main	Kitchen	15'8 x 13'11	Above	Bedroom	13'1 x 13'11			
Main	Laundry	8'7 x 7'10	Above	Primary Bedroom	21'1 x 11'10			
Main	Storage	6'1 x 7'8	Below	Bedroom	11'9 x 11'7			
Main	Foyer	7'3 x 7'7	Below	Living Room	16'5 x 13'1			

Finished Floor (Main):	1,900 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	932 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	932 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	4	No
Finished Floor (Total):	3,764 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,764 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

3700+sqft home is a paradise for entertaining. 4 large bdrms, 4 bthrms, 2 kitchens & a 15681sqft lot. When you walk in the grand foyer the tone is set, just a couple steps down lead you to the large sunken living room, exposed wooden accent ceiling w/beams pair nicely w/the cultured stone-wrapped fireplace, double doors lead you to the large patio & pool area. The large formal dining room off the kitchen w/ the original sliding doors from the early 1900's, another set of double doors leads you to a completely redone covered deck area, which features a floor-to-ceiling stone tile wall w/linear fireplace. This home also offers a 1300+sqft suite that could easily be converted into 2 or 3 bdrm. All this is situated on a huge lot in an area that has subdivision potential. Call Today!!