

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1972
Frontage (ft):	65.62	Bathrooms:	3	Age:	52
Lot Area: (sq.ft.)	6,720.00	Full Baths:	2	Zoning:	RS2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,438.03
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	002-895-455

Style of Home:	Split Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Nature & Bridge
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 84 DISTRICT LOT18 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 40346
Amenities:	Air Cond./Central
Site Influences:	Cul-de-Sac
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 14'	Below	Bedroom	14'6 x 10'7
Main	Dining Room	10'6 x 11'5	Below	Office	7'1 x 8'6
Main	Kitchen	11'6 x 11'	Bsmt	Utility	6'1 x 10'7
Main	Primary Bedroom	13'1 x 11'			
Main	Bedroom	8'5 x 10'			
Main	Bedroom	8'7 x 10'8			
Below	Family Room	15'11 x 11'7			

Finished Floor (Main):	1,169 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	790 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	1,959 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	1,959 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Development Opportunity! Potential for a total of 4 SUITES on this Western Exposure over 6700sqft CORNER LOT. Easily convert this property into an income producer with 2 detached suites, plus a basement suite in the main house. Currently, there are 4 bedrooms, 3 bathrooms, fresh paint, central A/C, and level access out to the backyard. Wood burning fireplace up with a gas fireplace down. Kitchen provides lots of cupboard and counter space with views to the fully fenced backyard. The lot goes far beyond that back fence, there's more room back there than appears. This awesome property is steps to Burns Bog and many walking trails and provides super easy commuter access.