

Depth/Size (ft):	162	Bedrooms:	7	Approx. Year Built:	2023
Frontage (ft):	30.00	Bathrooms:	6	Age:	1
Lot Area: (sq.ft.)	4,880.00	Full Baths:	6	Zoning:	RQ1
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,847.79
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	031-685-501

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood,Log	Covered Parking:	2
Exterior:	Fibre Cement Board,Other,Vinyl	Parking Access:	Front,Lane
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN EPP109988, DISTRICT LOT 758, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Central Location,Lane Access,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty Westmar

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'	Above	Primary Bedroom	11'5 x 14'	Bsmt	Laundry	6' x 8'
Main	Dining Room	14' x 7'				Main	Patio	11' x 8'
Main	Bedroom	11' x 12'	Above	Bedroom	11'5 x 10'6	Above	Patio	21' x 12'
Main	Family Room	10' x 14'	Above	Bedroom	10' x 10'8	Main	Patio	21' x 12'
Main	Kitchen	20' x 14'	Above	Bedroom	10' x 10'2			
Bsmt	Kitchen	12' x 9'	Above	Laundry	5'6 x 7'8			
Bsmt	Family Room	15' x 10'	Bsmt	Bedroom	10' x 10'			
			Bsmt	Bedroom	10' x 10'			

Finished Floor (Main):	1,559 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,439 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	2,998 sqft	Crawl/Bsmt Height:		Above	3	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Separate Entry	Bsmt	3	No
Grand Total:	2,998 sqft	Beds In Bsmt:	2 / 7	Bsmt	3	No
		# Of Pets:				

Welcome to 219 Mabel St. This luxury home is locking for a new owner to call it home. This well built home is approximate 2990 sq. ft. on a 4880 sq. ft. lot and offers 7 bed 6 bath including a 2 bed rental suite generating \$2700 per month. Your future home comes with many great features such as Fisher & Paykel appliances, quartz countertops, radiant heating, AC/HRV, engineered hardwood flooring upstairs and tiles thru out on main floor, all full washrooms. Located centrally in fast growing community of Queensborough. Close to shopping, transit and schools. Open house: Sat. July 6 from 1pm-3pm