

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

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood,Log	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Other,Vinyl	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric	<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>	Balcony(s),Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 1, PLAN EPP109988, DISTRICT LOT 758, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Lane Access,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	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'	Above	Bedroom	11'5 x 10'6	Main	Patio	11' x 8'
Main	Bedroom	11' x 12'	Above	Bedroom	10' x 10'8	Above	Patio	21' x 12'
Main	Family Room	10' x 14'	Above	Bedroom	10' x 10'2	Main	Patio	21' x 12'
Main	Kitchen	20' x 14'	Above	Laundry	5'6 x 7'8			
Bsmt	Kitchen	12' x 9'	Bsmt	Bedroom	10' x 10'			
Bsmt	Family Room	15' x 10'	Bsmt	Bedroom	10' x 10'			

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

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: Sunday June 22 from 1pm-3pm