

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1985
Frontage (ft):	29.52	Bathrooms:	3	Age:	39
Lot Area: (sq.ft.)	5,236.00	Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,515.96
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-859-505

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Neilsen Grove

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

Legal: LOT 192 OF DISTRICT LOT 116 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 66670

Amenities: Pool; Outdoor

Site Influences: Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage Brent Roberts Realty, Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13'3 x 11'9	Above	Bedroom	14'7 x 11'11
Main	Living Room	17'6 x 13'3			
Main	Family Room	17'7 x 10'8			
Main	Kitchen	11'8 x 10'4			
Above	Primary Bedroom	14'4 x 13'7			
Above	Bedroom	15'4 x 10'5			
Above	Bedroom	13'7 x 10'3			

Finished Floor (Main):	991 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,125 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	No
Finished Floor (Total):	2,116 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,116 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Introducing this exceptional family residence nestled in one of Ladner's most prestigious neighborhoods. With 4 bedrooms and 2.5 bathrooms, plus an additional bedroom extension on the first floor featuring a separate entrance, this home offers abundant space for comfortable living and entertaining. Escape to the primary bedroom, a tranquil haven complete with a spacious walk-in closet, providing ample storage and convenience. Step outside into the expansive backyard retreat, resembling a private resort getaway, complete with a sparkling heated pool. Whether hosting gatherings or simply enjoying quiet moments, this outdoor oasis offers endless possibilities. Conveniently located, this home provides easy access to essential amenities including schools, shopping centers, and public transit.