

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1973
Frontage (ft):	31.26	Bathrooms:	2	Age:	51
Lot Area (sq.ft.):	4,455.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,320.30
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	003-783-766

Style of Home:	3 Level Split	Parking:	Total: 2 - Covered: 0
Construction:	Log	Covered Parking:	0
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Partly	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:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 167 SECTION 1 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN44062

Amenities: In Suite Laundry

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'3 x 8'8	Above	Bedroom	9'11 x 9'4
Main	Eating Area	10'3 x 6'	Above	Bedroom	9'10 x 9'2
Main	Dining Room	10'10 x 9'	Below	Utility	11'10 x 18'
Main	Living Room	18'6 x 13'6			
Main	Family Room	10'3 x 17'			
Above	Primary Bedroom	10'3 x 13'			

Finished Floor (Main):	2,136 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,136 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,136 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

WESTWIND - ultra desirable family living awaits in this private cul-de-sac. This home has been renovated and cared for extremely well over the years by this original owner. Pride of ownership shows through here at every turn. Whether you're looking to live in this home, or build your dream home, this is an amazing opportunity to get into one of the lower mainland's premier neighborhoods. Call Mike today for details