

Depth/Size (ft):	90	Bedrooms:	5	Approx. Year Built:	1972
Frontage (ft):	90.00	Bathrooms:	2	Age:	52
Lot Area: (sq.ft.)	8,108.10	Full Baths:	2	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,215.50
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	008-626-901

Style of Home:	Split Entry	Parking:	Total: 12 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Aluminum,Brick	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - 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:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum	Fixtures Rmvd:	Yes

View:	Yes : Mt. Cheam
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 58, PLAN NWP39506, DISTRICT LOT 343, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'9	Bsmt	Bedroom	21'3 x 13'7
Main	Kitchen	15' x 12'1	Bsmt	Family Room	17'5 x 14'8
Main	Dining Room	10'6 x 12'1	Bsmt	Laundry	12'10 x 10'11
Main	Primary Bedroom	13'3 x 12'1			
Main	Bedroom	10'5 x 12'0			
Main	Bedroom	8'7 x 10'10			
Bsmt	Bedroom	13'9 x 9'9			

Finished Floor (Main):	1,331 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,274 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,605 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,605 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This spacious single-family home has an extra-large double garage on a 90x90 corner lot, conveniently located near Hwy 1, shopping, and entertainment. The fully fenced property includes a 70-foot locked compound for an RV or 8 cars, and a driveway for 6 more and yard has a separate dog run for safety and cleanliness. Inside, enjoy 2,605 sq ft of living space with 3 bedrooms upstairs (one used as an exercise room) and 2 downstairs, plus a washroom on each floor. The remodeled kitchen features granite countertops, soft-closing cabinets, a subway tile backsplash, vinyl plank flooring, and a coffee nook with pull-out shelving. Exterior paint, hot water tank, Milgard windows, & sliding glass door in 2019. New furnace and AC unit in 2013. Potential for basement suite - verify w/city.