

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1991
Frontage (ft):	28.00	Bathrooms:	3	Age:	33
Lot Area: (sq.ft.)	7,742.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,105.21
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	015-770-851

Style of Home:	Basement Entry	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	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:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : Sumas Prairie & Mount Cheam

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 7 DISTRICT LOT 246A GROUP 2 NEW WESTMINSTER DISTRICTPLAN 84471

Amenities: Air Cond./Central,Garden

Site Influences: Central Location,Cul-de-Sac

Features: Air Conditioning,CltHwSh/Dryr/Frdg/Stve/DW,Security System,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Royal LePage Preferred Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	11'9 x 12'7	Main	Primary Bedroom	13'5 x 11'6	Bsmt	Storage	5'1 x 6'4
Main	Eating Area	7'8 x 10'2	Main	Walk-In Closet	5'9 x 5'5	Bsmt	Bedroom	9'7 x 15'6
Main	Kitchen	10'7 x 10'2	Bsmt	Living Room	15'1 x 11'9			
Main	Dining Room	9'8 x 10'2	Bsmt	Dining Room	8'0 x 16'0			
Main	Living Room	13'5 x 15'4	Bsmt	Kitchen	12'3 x 12'0			
Main	Bedroom	9'8 x 10'8	Bsmt	Bedroom	11'10 x 8'7			
Main	Bedroom	9'8 x 13'8	Bsmt	Storage	6'0 x 4'3			

Finished Floor (Main):	1,533 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,444 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,977 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,977 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This beautifully updated 5bed, 3bath home offers a perfect blend of comfort, style, and versatility. Nestled in a peaceful cul-de-sac, this property provides a serene environment while being conveniently located near amenities. The modern kitchen features updated appliances and ample counter space, making it a chef's delight. The living and dining areas are perfect for gatherings, while large windows fill the space with natural light and offer views of Sumas Prairie & Mount Cheam. The home includes a desirable 2bed suite, with its own entrance providing privacy and independence. Step outside to enjoy the tranquil private backyard, where you can relax & take in the stunning landscape. Whether it's hosting bbqs or enjoying quiet evenings under the stars this outdoor oasis is sure to impress!