

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	19.00	<b>Bathrooms:</b>	2	<b>Age:</b>	45
<b>Lot Area: (sq.ft.)</b>	5,289.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	SFD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,264.64
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	005-198-810

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	None	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity, Sanitary Sewer, Water

**Legal:** LOT 236 SECTION 20 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 54120

**Amenities:**

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	8'10 x 11'6	Above	Bedroom	9'9 x 11'6
Main	Living Room	14'4 x 11'4	Above	Walk-In Closet	4'1 x 7'3
Main	Foyer	4'3 x 7'4			
Main	Kitchen	9'1 x 11'4			
Main	Dining Room	9'1 x 11'10			
Above	Primary Bedroom	13'3 x 11'4			
Above	Bedroom	9'1 x 11'6			

<b>Finished Floor (Main):</b>	694 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	636 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,330 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,330 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

This 3 bedroom, 2 bath home is in an excellent location in West Newton. Large rear yard and private setting with beautiful trees; one of the largest lots in this neighbourhood. Walking distance to parks and schools. Close to transit and shopping.