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|--------------------|----------|-------------|---|---------------------|-------------|
| Depth/Size (ft): | 121.6 | Bedrooms: | 5 | Approx. Year Built: | 1986 |
| Frontage (ft): | 49.40 | Bathrooms: | 3 | Age: | 38 |
| Lot Area: (sq.ft.) | 6,050.00 | Full Baths: | 2 | Zoning: | R558 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$3,611.98 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 002-691-434 |

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| Style of Home: | Basement Entry | Parking: | Total: 3 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Single |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Wood | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcony(s),Fenced Yard,Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Tile | Fixtures Rmvd: | No |

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| View: | |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | LOT 293, PLAN NWP61230, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Swirlpool/Hot Tub |
| Site Influences: | |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restric: | |
| Listing Broker(s): | Lighthouse Realty Ltd. |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|---------|------------|
| Main | Living Room | 21'2 x 12'9 | Bsmt | Bedroom | 13'1 x 9'5 |
| Main | Kitchen | 13'6 x 9'5 | Bsmt | Bedroom | 13'1 x 9'1 |
| Main | Primary Bedroom | 11'6 x 12'8 | Bsmt | Laundry | 8'2 x 6'4 |
| Main | Bedroom | 11' x 9'11 | | | |
| Main | Bedroom | 11' x 8'9 | | | |
| Bsmt | Foyer | 10' x 7'8 | | | |
| Bsmt | Recreation Room | 21'2 x 13'1 | | | |

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|-------------------------|------------|--------------------|----------------|----------------|-------------|----------|
| Finished Floor (Main): | 1,100 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Main | 4 | No |
| Finished Floor (Bsmt): | 923 sqft | Suite: | None | Bsmt | 2 | No |
| Finished Floor (Total): | 2,023 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished | | | |
| Grand Total: | 2,023 sqft | Beds In Bsmt: | 2 / 5 | | | |
| | | # Of Pets: | | | | |

Bright 5-bed, 3 bath family home in a quiet family neighborhood near downtown, schools of all levels, leisure centre parks and highway access. Spacious rooms throughout; master with ensuite. Large basement rec room leads out to fully fenced back yard with excellent partially covered entertainment deck complete with deluxe therapeutic hot tub and charming built-in pond feature. You'll love the vibrant blossoms in season and the established fruit trees (plums & cherries) in the backyard. Recent updates include: new flooring in all bedrooms and downstairs (2021); new fridge & hot water tank (2023) microwave (2021) and deck & hot tub (2019).