

Depth/Size (ft):	141	Bedrooms:	6	Approx. Year Built:	2022
Frontage (ft):	31.00	Bathrooms:	6	Age:	2
Lot Area: (sq.ft.)	4,371.00	Full Baths:	4	Zoning:	RQ-1
Flood Plain:	Yes	Half Baths:	2	Gross Taxes:	\$6,450.55
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	030-229-553

Style of Home:	2 Storey,2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front,Lane
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Other	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:	Yes : Mountain, City, River
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 17, PLAN EPP69724, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Private Setting,Private Yard,Recreation Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Security System,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty Westmar

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 14'9	Main	Patio	7'1 x 6'9	Above	Patio	13'10 x 12'2
Main	Dining Room	11'3 x 10'6	Above	Primary Bedroom	13'4 x 14'4	Above	Bedroom	11'1 x 9'0
Main	Family Room	11'3 x 16'8	Above	Bedroom	9'10 x 10'5	Above	Bedroom	9'5 x 11'0
Main	Kitchen	10'5 x 22'9	Main	Bedroom	11'6 x 12'3	Main	Living Room	14'3 x 6'1
Main	Pantry	4'8 x 5'5	Above	Laundry	8'2 x 5'5	Main	Kitchen	14'5 x 8'8
Main	Bedroom	9'1 x 8'9	Above	Walk-In Closet	8'0 x 5'11			
Main	Foyer	6'4 x 8'9	Main	Patio	22'6 x 12'0			

Finished Floor (Main):	1,468 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,383 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	2,851 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Fully Finished,Separate Entry	Above	4	No
Grand Total:	2,851 sqft	Beds In Bsmt:	0 / 6	Above	4	No
		# Of Pets:				

Welcome to 124 Howes St. This beautiful 2 year old home is centrally located in Queensborough. This well built custom home is approximate 2850 sq/ft of living space on a 4371 sq/ft lot. Home offers 6 bedrooms 6 bath with a 2 bedroom rental suite to help with mortgage. Located on a beautiful tree lined street and with partial river views this home is a must see. With many features such as S/S appliances, A/C, HRV, Radiant heating, 2 way electric fireplace, built in Vacuum, walk-in pantry, tiles thru out mail floor, hardwood upstairs, Turf grass, fully stucco exterior, Glass railings, Big detached garage off lane access. Huge patio, and much more. Enjoy evening walks along the Fraser river, close to shopping ,schools ,transit and much more. Open House: Sunday July 14 from 3-4pm