

Depth/Size (ft):	110.12	Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):	60.08	Bathrooms:	3	Age:	35
Lot Area: (sq.ft.)	6,622.55	Full Baths:	3	Zoning:	R558
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,372.16
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	005-291-046

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 474 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 55153
Amenities:	Swirlpool/Hot Tub
Site Influences:	
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Fireplace Insert,Hot Tub Spa/Swirlpool
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'5	Bsmt	Storage	11'8 x 10'8
Main	Kitchen	13'5 x 11'9	Bsmt	Laundry	20'2 x 11'8
Main	Dining Room	9' x 9'			
Main	Primary Bedroom	12'3 x 12'			
Main	Bedroom	12'5 x 9'			
Main	Bedroom	12'1 x 9'3			
Bsmt	Recreation Room	10'8 x 20'3			

Finished Floor (Main):	1,150 sqft	# Of Rooms:	9	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	3	No
Finished Floor (Bsmt):	880 sqft	Suite:	None			
Finished Floor (Total):	2,030 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,030 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to your dream home! Perfectly situated near all essential amenities and close to excellent schools, this beautiful house offers everything you need for comfortable and luxurious living. The bright, stunning kitchen is a chef's delight, perfect for preparing family meals or entertaining guests. Explore the gorgeous gardens, a peaceful oasis ideal for relaxation or family gatherings. Enjoy the detached barbecue lounge, perfect for summer cookouts, and unwind in the hot tub overlooking the serene garden. Entertain around the deck's built-in fire pit and grow your own vegetables in the raised beds. Recently updated with a new furnace, hot water heater, and PEX plumbing. The double garage provides ample space for your cars or a workshop. This home is a beautiful summer haven!