

Depth/Size (ft):	122.93	Bedrooms:	5	Approx. Year Built:	1983
Frontage (ft):	59.00	Bathrooms:	3	Age:	41
Lot Area: (sq.ft.)	7,253.00	Full Baths:	3	Zoning:	R-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,431.79
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	003-527-352

Style of Home:	Basement Entry,Split Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
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:	Fenced Yard,Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas
Legal:	LOT 193 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 65077
Amenities:	
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 15'5	Below	Living Room	9'10 x 9'3
Main	Dining Room	11'11 x 11'10	Below	Dining Room	11'6 x 7'3
Main	Kitchen	9'0 x 11'10	Below	Kitchen	9'11 x 12'11
Main	Primary Bedroom	11'11 x 11'11	Below	Bedroom	11'6 x 9'7
Main	Bedroom	9'5 x 10'4	Below	Bedroom	8'10 x 8'10
Main	Bedroom	9'6 x 9'4	Below	Storage	8'3 x 3'0
Main	Foyer	6'4 x 3'10			

Finished Floor (Main):	1,141 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	829 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	1,970 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	1,970 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

This lovely home, on a fantastic street in a great area could be yours! Offering 1970 sq ft, on a private 7253 sq ft lot w/ a 2 bdrm mortgage helper! Main flr offers a renovated white kitchen, an island prep space w/ seating for 2 & S/S appliances incl gas range. Primary suite has a 4 pc ensuite & his & hers closets. There are 2 additional well sized bdrms & another 4 pc bath! Step out to the upper deck & look out at your private yard where you can harvest your fruit from the raspberry, blueberry & plum trees! Head down to the 2 bdrm suite newly painted, w/ white kitchen cabinets, new lighting, blinds & separate patio. Roof (7 yrs), new HWT, some bthrm updates & more! Shopping & conveniences are all around you w/ Peninsula Village, Semiahmoo & Morgan Crossing a mere minutes away!