

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

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

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

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

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!