

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	1968
Frontage (ft):	60.00	Bathrooms:	3	Age:	56
Lot Area: (sq.ft.)	6,000.00	Full Baths:	1	Zoning:	RD3
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$4,272.65
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	006-747-531

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas,Radiant	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 245 SECTION 36 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 32544

Amenities:

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed

Bylaw Restrict:

Listing Broker(s): RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'1 x 6'8	Above	Bedroom	11'4 x 9'9
Main	Living Room	21'2 x 13'2	Above	Primary Bedroom	12'1 x 11'8
Main	Dining Room	11'1 x 8'2	Above	Walk-In Closet	6'9 x 3'7
Main	Kitchen	10'5 x 9'10	Above	Bedroom	10'8 x 9'5
Main	Eating Area	11'0 x 7'8	Above	Bedroom	10'2 x 7'10
Main	Family Room	10'5 x 9'10			
Main	Laundry	3'7 x 4'3			

Finished Floor (Main):	821 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	758 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,579 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,579 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Meticulously maintained , 4 BED 3 BATH (1Full+2Half Bath) home in centrally located Annieville. Sit outside and take in the beauty of nature with gorgeous, well-designed, mature gardens everywhere you look. Many thoughtful updates to the home throughout the years include renovated kitchen (shaker style cabinets, granite countertops, stainless steel appliances & in floor heat), laminate flooring stairs/ upstairs (2024), hot water tank (2023), furnace (2020), roof (2015), siding/soffits/fascia boards/gutters have been replaced, gas fireplace, and more! Bring your fussiest buyer! Convenient & central location close to transit, shopping, recreation, schools and easy access to major routes such as HWY 17/NORDEL Way.