

<b>Depth/Size (ft):</b>	119.41	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>	34.06	<b>Bathrooms:</b>	3	<b>Age:</b>	31
<b>Lot Area: (sq.ft.)</b>	4,080.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,828.23
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	007-498-551

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front,Rear
<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>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mountain

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 102, BLOCK 3, PLAN NWP2134, DISTRICT LOT 479, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Recreation Nearby,Shopping Nearby

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

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Living Room	16'11 x 14'11	<b>Main</b>	Bedroom	9'7 x 9'	<b>Below</b>	Foyer	7'1 x 3'8
<b>Main</b>	Dining Room	13'6 x 9'11	<b>Below</b>	Living Room	13'8 x 13'5			
<b>Main</b>	Kitchen	10' x 10'10	<b>Below</b>	Dining Room	13'8 x 7'9			
<b>Main</b>	Eating Area	11'2 x 8'9	<b>Below</b>	Kitchen	10'2 x 7'			
<b>Main</b>	Family Room	11'2 x 13'2	<b>Below</b>	Laundry	9'5 x 5'11			
<b>Main</b>	Primary Bedroom	11'11 x 12'2	<b>Below</b>	Bedroom	9'5 x 10'1			
<b>Main</b>	Bedroom	9'7 x 10'	<b>Below</b>	Bedroom	9'5 x 11'5			

<b>Finished Floor (Main):</b>	1,509 sqft	<b># Of Rooms:</b>	15	<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	Yes
<b>Finished Floor (Below):</b>	1,139 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	4	No
<b>Finished Floor (Total):</b>	2,648 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,648 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Rare opportunity for investors holding a valuable property in a potential developing Glenwood area! Featuring a 3 bedroom suite upstairs and a 2 bedroom in-law suite below with separate entrance. Upstairs has large living room, dining room, spacious kitchen/eating area and a covered deck off the family room. Recent updates include paint, flooring, brand new kitchen as well as new roller blinds. Great location with easy access to schools, shopping, restaurants, Rec Centre, PoCo trails and public transit yet residing at the end of a quiet street! This is a must see! Book a showing today! Open House June 30 Sun 2-4PM