

<b>Depth/Size (ft):</b>	137	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>	58.00	<b>Bathrooms:</b>	4	<b>Age:</b>	30
<b>Lot Area: (sq.ft.)</b>	7,968.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,489.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	017-999-430

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer

**Legal:** LOT 10 SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP7399

**Amenities:**

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

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

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'5 x 8'4	Main	Walk-In Closet	7'10 x 5'9
Main	Eating Area	11'1 x 11'5	Main	Foyer	7'2 x 6'9
Main	Den	9'8 x 10'7	Above	Primary Bedroom	9'1 x 10'4
Main	Living Room	11'4 x 9'11	Above	Bedroom	13'11 x 12'2
Main	Bedroom	8'4 x 9'11	Above	Family Room	14'1 x 10'1
Main	Bedroom	7'5 x 13'6			
Main	Bedroom	7'7 x 13'6			

<b>Finished Floor (Main):</b>	1,799 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	703 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Main	4	No
<b>Finished Floor (Total):</b>	2,502 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,502 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Stunning property just in front of Fleetwood Park. Sitting on a massive 7,900 sqft South Facing Lot, this home offers unparalleled investment potential with three separate suites each with their own entrance. Recent upgrades adorn this residence - 3 kitchens and 5 bedrooms. South Facing eating area in by window overlooking the park. Long life fiberglass roof installed on 2005. Furnace was replaced in 2010. Conveniently located just a short stroll from Walnut Road Elementary and the esteemed Fleetwood Park Secondary. With meticulous landscaping and a superior location, this charming south-facing abode promises a cozy retreat you won't miss it! Primary Fleetwood Location with future development potential according to NCP. openhouse June 29-30. 2p-4p