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

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

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

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