

Depth/Size (ft):	117	Bedrooms:	5	Approx. Year Built:	1972
Frontage (ft):	56.00	Bathrooms:	3	Age:	52
Lot Area: (sq.ft.)	7,692.00	Full Baths:	3	Zoning:	SFR
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,753.84
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	008-661-553

Style of Home:	2 Storey	Parking:	Total: 6
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 90 SECTION 32 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 39586
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	18' x 13'	Below	Laundry	6' x 4'
Above	Dining Room	11' x 10'	Below	Living Room	14' x 13'
Above	Kitchen	15' x 8'	Below	Kitchen	15' x 10'
Above	Primary Bedroom	13' x 11'	Below	Bedroom	11' x 9'
Above	Bedroom	12' x 10'	Below	Bedroom	9' x 9'
Above	Bedroom	12' x 11'			
Below	Foyer	8' x 7'			

Finished Floor (Main):	1,240 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Abv Main 2	3	Yes
Finished Floor (Below):	995 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	2,235 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,235 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Location, Location, Location. Beautiful house on a quiet street sitting on more than 7600 sq ft with lot with huge living room, dining room and quite spacious kitchen with 3 bedroom and below we have 2 bed suite. Lot of upgrades have been done within the last 5-6 years. Please call for more information. Open house Sat May 18 1-4 pm.

