

<b>Depth/Size (ft):</b>	120	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1963
<b>Frontage (ft):</b>	56.90	<b>Bathrooms:</b>	3	<b>Age:</b>	61
<b>Lot Area: (sq.ft.)</b>	6,838.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,833.62
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-785-571

<b>Style of Home:</b>	2 Storey,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple,Open
<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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Burnaby Mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Brentwood Park
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 67, DISTRICT LOT 126, GROUP 1, NEW WESTMINSTER DISTRICT PLAN 25288
<b>Amenities:</b>	Shared Laundry
<b>Site Influences:</b>	Golf Course Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey), Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 14'1	Main	Bedroom	10'8 x 9'10	Below	Laundry	10'10 x 6'6
Main	Dining Room	10' x 9'2	Main	Foyer	5'8 x 5'4	Below	Nook	7'5 x 7'4
Main	Kitchen	9'1 x 8'	Below	Bedroom	19'4 x 14'10	Below	Storage	9'10 x 7'4
Main	Nook	9'2 x 7'6	Below	Bedroom	13'10 x 10'9			
Main	Primary Bedroom	13'6 x 11'	Below	Kitchen	15'6 x 7'5			
Main	Walk-In Closet	4' x 3'4	Below	Recreation Room	13'10 x 10'9			
Main	Bedroom	11'1 x 9'						

<b>Finished Floor (Main):</b>	1,305 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	1,247 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	3	No
<b>Finished Floor (Total):</b>	2,552 sqft	<b>Crawl/Bsmt Height:</b>	7'6			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,552 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Beautiful Brentwood Park rancher with full basement home with five bedrooms. \*\*2-piece ensuite and small walk-in closet in the primary bedroom\*\*. Upstairs features backyard facing kitchen, dining room and primary bedroom with east views towards Burnaby Mountain. You will love the original hardwood floors in the living room with inlay. Checkout the basement with separate entrance, 3-piece bathroom, shared laundry and fantastic revenue potential. Lane access and R2 zoning make for future laneway living potential. In-ground sprinkler system keeps the yard lush and green. Easy walking access to transit, Brentwood Park Elementary , Holy Cross Elementary and Alpha Secondary. Open Sunday June 30, 2-4pm.