

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	78.74	<b>Bathrooms:</b>	3	<b>Age:</b>	35
<b>Lot Area: (sq.ft.)</b>	8,459.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,393.23
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	002-552-825

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	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>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mt. Baker & Fraser Valley
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 284, PLAN NWP60601, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 16'1	Above	Living Room	26'4 x 16'5
Main	Dining Room	10'8 x 10'6	Above	Primary Bedroom	21'0 x 15'10
Main	Kitchen	9'6 x 12'7	Above	Walk-In Closet	5'0 x 12'1
Main	Eating Area	8'7 x 8'9			
Main	Primary Bedroom	13'6 x 16'2			
Main	Bedroom	9'11 x 12'6			
Main	Foyer	4'11 x 5'5			

<b>Finished Floor (Main):</b>	1,494 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,056 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	2,550 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,550 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Stunning home with breathtaking Fraser Valley, Mountain, and River Views. This home sits on a 8459 sq ft lot. Enjoy quartz countertops, huge island for entertaining & hardwood flooring. 2 primary bedrooms with soaker tubs. Relax in the spacious fenced backyard with a hot tub and brand new retaining wall & green house. RV parking! Walking distance to schools, transit, and amenities. Perfect for entertaining and comfortable living.