

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

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

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

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			

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

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.