

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	2	<b>Age:</b>	45
<b>Lot Area (sq.ft.):</b>	8,002.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,893.12
<b>Rear Yard Exp:</b>	Southeast			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-844-342

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Single,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<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)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	LOT 74, PLAN NWP52481, DISTRICT LOT 47, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Fireplace Insert,Microwave,Pantry,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13"7 x 12"0	Main	Porch (enclosed)	6' x 20'
Main	Bedroom	10"8 x 9"7	Below	Foyer	7"11 x 6"7
Main	Living Room	12"8 x 13"7	Below	Bedroom	10"3 x 10"3
Main	Dining Room	12'7 x 10'1	Below	Family Room	15' x 13"7
Main	Kitchen	15' x 13"6	Below	Den	8"7 x 13'
Main	Laundry	7"8 x 9"7	Below	Kitchen	11' x 10'
Main	Walk-In Closet	6' x 3"10	Below	Laundry	6"8 x 4"3

<b>Finished Floor (Main):</b>	1,159 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,106 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite			
<b>Finished Floor (Total):</b>	2,265 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,265 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Discover your dream home in the coveted Terry Fox Neighbourhood! This stunning 3-bedroom, 2-bathroom gem features 2 kitchens and a sprawling private yard. Some Updates include, a new roof, windows, hot water tank, Fresh Paint! Step into a welcoming main floor w/ a large den, family room, bedroom, full bath, and kitchen. Upstairs, revel in the open-concept kitchen with an island, dining area, and living room. The upper level includes the master bedroom, 2nd laundry area, and spacious 2nd bedroom. Relish outdoor living w/ an enormous backyard and covered deck, perfect for gatherings. Ideal for investors or as a starter home. Don't miss out park your RV on this quiet street near schools & downtown. Quiet family neighbourhood area-provides convenient and comfort. Seize this opportunity today!