

Depth/Size (ft):	150	Bedrooms:	6	Approx. Year Built:	2012
Frontage (ft):	35.00	Bathrooms:	4	Age:	12
Lot Area: (sq.ft.)	5,449.00	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,868.96
Rear Yard Exp:	South			For Tax Year:	2021
View:	No			P.I.D.:	028-925-921

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	None,Open
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - 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),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community
Legal:	LOT 3, PLAN BCP51489, DISTRICT LOT 282, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'2 x 5'6	Main	Other	15'1 x 13'11	Below	Bedroom	9'5 x 13'3
Main	Living Room	13'8 x 19'10	Above	Primary Bedroom	14'4 x 20'11	Below	Bedroom	10'0 x 12'10
Main	Kitchen	16'5 x 9'2	Above	Walk-In Closet	6'4 x 6'1	Below	Kitchen	10'5 x 13'9
Main	Dining Room	11'8 x 10'8	Above	Bedroom	12'4 x 10'9	Below	Dining Room	11'1 x 8'3
Main	Den	10'1 x 9'0	Above	Bedroom	9'2 x 11'3	Below	Living Room	11'1 x 13'11
Main	Pantry	4'2 x 4'3	Above	Bedroom	10'4 x 12'11			
Main	Other	8'2 x 5'5	Below	Laundry	7'2 x 9'8			

Finished Floor (Main):	1,496 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,230 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,079 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,805 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	3,805 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

A home with endless possibilities and whether you're a music enthusiast, gamer or in need of the world's most private media room the \$100,000 fully soundproof recording studio legally installed in the garage is tailored for your needs. The spacious open-concept main floor with 10' ceilings, huge kitchen with island, a walk-in pantry and expansive windows leads out to the enormous covered back deck, providing space for hosting parties or your morning coffee, regardless of the weather. Large backyard with playground and plenty of room to play or garden. Downstairs is a 1000+sqft 2-bed suite with loads of storage and in-suite laundry. Upstairs you'll find 4bds+2bths including huge primary with vaulted ceilings, large walk-in closet and bright truly spa-inspired ensuite. Don't miss it.