

<b>Depth/Size (ft):</b>	100	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>	66.00	<b>Bathrooms:</b>	3	<b>Age:</b>	52
<b>Lot Area: (sq.ft.)</b>	6,000.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS2
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,273.46
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	005-028-337

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 3 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Brick,Stucco,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 326, PLAN NWP40174, SECTION 23, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Storage Shed,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Macdonald Realty (Delta), Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'11 x 13'5	Bsmt	Bedroom	9'6 x 10'5	Bsmt	Storage	11'4 x 8'0
Main	Kitchen	10'9 x 8'2	Bsmt	Living Room	18'2 x 12'3	Bsmt	Patio	35'0 x 8'6
Main	Eating Area	7'11 x 8'6	Bsmt	Kitchen	11'0 x 10'11			
Main	Dining Room	10'1 x 11'1	Bsmt	Eating Area	10'7 x 11'4			
Main	Primary Bedroom	12'5 x 10'9	Bsmt	Laundry	5'5 x 7'1			
Main	Bedroom	9'5 x 10'11	Bsmt	Storage	5'10 x 7'1			
Main	Bedroom	9'3 x 10'1	Bsmt	Gym	11'6 x 16'1			

<b>Finished Floor (Main):</b>	1,250 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	2	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	1,095 sqft	<b>Suite:</b>	Legal Suite	Bsmt	3	No
<b>Finished Floor (Total):</b>	2,345 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,345 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Welcome to this charming 4 bedroom, 2.5 bathroom, 2,345 sq.ft. home ideally situated on a 6,600 sq. ft. lot in desirable Royal York. Features include: newer kitchen with stainless steel appliances, A/C for those hot summer days, large master bedroom with ensuite and bonus 1 BEDROOM LEGAL SUITE. This home is centrally located just steps from Burnsvew Secondary, Chalmers Elementary, Delta Pentecostal Church and Sungod Rec. All this with easy access to shopping, transit, Hwy 91 and the Alex Fraser Bridge. Call today to book your private showing.