

<b>Depth/Size (ft):</b>	98.89	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>	82.64	<b>Bathrooms:</b>	2	<b>Age:</b>	50
<b>Lot Area (sq.ft.):</b>	32,654.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,913.62
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	007-259-506

<b>Style of Home:</b>	Basement Entry,Split Entry	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Carport; Single
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,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>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Concrete,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Greenbelt
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	LOT 184 DISTRICT LOT 15 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 44183
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Greenbelt,Paved Road,Private Setting,Private Yard,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'1 x 4'9	Main	Bedroom	13'7 x 15'6	Below	Laundry	7'8 x 7'10
Main	Living Room	13'0 x 18'10	Main	Bedroom	13'7 x 15'1	Below	Bedroom	10'10 x 14'8
Main	Dining Room	12'3 x 12'1	Main	Bedroom	14'4 x 10'5	Below	Bedroom	13'1 x 11'10
Main	Den	13'11 x 11'10	Below	Living Room	17'10 x 14'6			
Main	Kitchen	16'1 x 14'0	Below	Dining Room	10'10 x 13'6			
Main	Bedroom	11'11 x 16'3	Below	Kitchen	8'4 x 13'6			
Main	Walk-In Closet	4'0 x 5'3	Below	Bedroom	14'8 x 10'10			

<b>Finished Floor (Main):</b>	1,506 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	6	Yes
<b>Finished Floor (Below):</b>	1,947 sqft	<b># Of Levels:</b>	2	Below	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite,Licensed Suite			
<b>Finished Floor (Total):</b>	3,453 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,453 sqft	<b>Beds In Bsmt:</b>	0 / 7			
		<b># Of Pets:</b>				

Tranquility! Nothing will beat being tucked away on a no-thru road and the peace and quiet of backing a forested greenbelt! Loads of square footage and potential in this one-of-a-kind property, where you'll be just minutes from anywhere you need to go but feel like you're on vacation at home. Spacious and recently-renovated 2-bedroom legal suite in the basement for a mortgage helper or a separate living space for family. Ready for your ideas and creativity to make this your dream home. FOUR bedrooms upstairs, and 3 (total) bedrooms downstairs. Surrounded by nature by close to everything!