

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1972
Frontage (ft):	60.00	Bathrooms:	2	Age:	52
Lot Area (sq.ft.):	7,191.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,114.20
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	007-212-615

Style of Home:	2 Storey,2 Storey w/Bsmt.	Parking:	Total: 4
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Open
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 96 DISTRICT LOT 249 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 39787

Amenities: Garden,In Suite Laundry,Storage

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): SRS Panorama Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 13'6	Bsmt	Bedroom	12'1 x 11'11	Main	Foyer	6'6 x 2'0
Main	Kitchen	10'5 x 11'8	Bsmt	Bedroom	7'10 x 12'4	Bsmt	Porch (enclosed)	11'0 x 7'1
Main	Eating Area	9'11 x 12'1	Bsmt	Primary Bedroom	13'5 x 12'4	Bsmt	Patio	5'4 x 5'10
Main	Bedroom	9'2 x 10'	Bsmt	Eating Area	11'7 x 9'8	Bsmt	Laundry	4'2 x 5'6
Main	Bedroom	10'3 x 10'	Bsmt	Kitchen	8'3 x 11'11			
Main	Primary Bedroom	13'1 x 11'8	Main	Patio	14'7 x 11'9			
Bsmt	Living Room	11'7 x 11'6	Main	Porch (enclosed)	6'3 x 2'10			

Finished Floor (Main):	1,180 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	850 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,030 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,030 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

PRICED TO SELL! Central location solid home with new 6 bedrooms and 2 washrooms at huge lot. Home mostly renovated. Great neighborhood that's close to shopping, schools and city center. Enjoy the large garden, with large new deck off upper floor, private, and great for hosting get togethers. Basement have 3 bedrooms and 1 washroom. Central location of the home ensures a short commute to Lougheed Highway, Golden Ears Bridge etc. Book your appointment for showing. A/O & S/R on July 05, Open to backup offer.