

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	3	Age:	27
Lot Area (sq.ft.):	5,996.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,850.91
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	023-619-571

Style of Home:	2 Storey	Parking:	
Construction:	Concrete,Frame - Wood	Covered Parking:	
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 1, PLAN LMP31025, DISTRICT LOT 263, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Stove,Vacuum - Roughed In

Bylaw Restrict:

Listing Broker(s): RE/MAX City Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 5'5	Above	Family Room	11'4 x 18'4	Above	Primary Bedroom	14'3 x 10'11
Main	Den	8'4 x 8'4	Above	Dining Room	12'2 x 11'5	Above	Walk-In Closet	4'11 x 5'4
Main	Living Room	12' x 15'3	Above	Kitchen	15'11 x 11'5	Above	Patio	14'10 x 7'4
Main	Dining Room	10' x 11'5	Above	Eating Area	13'1 x 11'5			
Main	Kitchen	9'9 x 9'4	Above	Bedroom	10'3 x 11'5			
Main	Bedroom	10'8 x 11'10	Above	Bedroom	10'3 x 11'5			
Main	Bedroom	12'7 x 9'1						

Finished Floor (Main):	1,157 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,515 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	2,672 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,672 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

5bdrm, 3 bthrm home, dbl garage, easy access to Golden Ears Bridge. Family-friendly neighborhood, close to schools, amenities, shopping, dining, and recreation. Spacious fenced backyard. 2bdrm in-law suite with separate entry, patio, and large kitchen. Upstairs has three bedrooms, a chair lift-equipped stairway, well-lit kitchen, sundeck, lots of counter space, modern appliances. Efficient hot water heating, convenient on-demand hot water. Walk-in jetted tub, great for accessibility & relaxation. Home has been meticulously maintained, ready for its new owners to move in. The roof was done in 2016, driveway was done in May 2023, the flooring upstairs March 2024. Open House Sunday May 19th 1-4 PM.