

<b>Depth/Size (ft):</b>	100.00	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1970
<b>Frontage (ft):</b>	66.00	<b>Bathrooms:</b>	3	<b>Age:</b>	54
<b>Lot Area: (sq.ft.)</b>	6,000.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,429.05
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	007-151-951

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 175, PLAN NWP35336, DISTRICT LOT 17, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Oven - Built In,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Creekside Realty Ltd., Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	12'11 x 18'7	Below	Recreation Room	13'3 x 29'6
Main	Kitchen	8'10 x 18'8	Below	Bedroom	14'11 x 8'2
Main	Eating Area	8'10 x 12'5	Main	Storage	9'4 x 8'2
Main	Bedroom	12' x 9'9	Below	Laundry	11'6 x 7'3
Main	Primary Bedroom	12' x 12'2	Below	Foyer	11'6 x 11'10
Main	Bedroom	10'6 x 9'			

<b>Finished Floor (Main):</b>	1,247 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,027 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	3	No
<b>Finished Floor (Total):</b>	2,274 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,274 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Come explore a fully renovated, modern 4-bedroom home nestled on a secure, fenced lot. The property features a sleek contemporary design with luxurious finishes and careful attention to detail. The open-concept living space is ideal for entertaining or spending quality time with family. Some updates are endless hot water, a new furnace engineered hardwood floors, a luxurious bathtub and heated floors in the washroom, newer appliances, a 27sqft fridge, and a steam oven, all set in a custom kitchen with a large covered deck featuring a convenient gas line. Don't let this opportunity pass you by- schedule a viewing today to make this elegant and functional dream home your very own.