

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

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 175, PLAN NWP35336, DISTRICT LOT 17, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Oven - Built In,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	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'			

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

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.