

Depth/Size (ft):	99	Bedrooms:	5	Approx. Year Built:	1987
Frontage (ft):	74.00	Bathrooms:	3	Age:	37
Lot Area: (sq.ft.)	7,322.00	Full Baths:	3	Zoning:	RS-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,483.27
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	005-539-391

Style of Home:	Basement Entry	Parking:	Total: 7 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	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) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Partial North Shore Mountains
Mgmt. Company:	
Complex / Subdiv:	UPLANDS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 134, PLAN NWP37549, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXC PT SUBDIVIDED BY PL NWP73241
Amenities:	Shared Laundry,Storage,Workshop Detached
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Refrigerator,Storage Shed,Stove
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 17'5	Bsmt	Foyer	6'6 x 7'4
Main	Dining Room	9'2 x 10'11	Bsmt	Laundry	6'3 x 15'0
Main	Kitchen	8'10 x 14'11	Bsmt	Living Room	11'11 x 13'1
Main	Bedroom	9'1 x 11'5	Bsmt	Eating Area	3'11 x 9'11
Main	Bedroom	9'3 x 11'7	Bsmt	Kitchen	7'8 x 9'11
Main	Primary Bedroom	11'8 x 12'0	Bsmt	Bedroom	11'1 x 11'5
Main	Walk-In Closet	4'1 x 6'6	Bsmt	Bedroom	11'1 x 18'0

Finished Floor (Main):	1,143 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	1,034 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,177 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,177 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	2 / 5			
		# Of Pets:				

Beautiful- 4Bed,3Full Bath + Large Den(Could be 5th Bedroom)Home in The Uplands Neighbourhood. Kitchen Up Has S/S Appliances Including; Newer Fridge, Dishwasher & Brand New OTR Microwave.New Roof on Home in 2018 & Rubberized Driveway Coating in 2018. Plumbing Redone to Pex in 2019. New Hot Water Tank in 2021. New Washer & Dryer in 2022. Detached 23'x 23':2 Car Garage with Power Garage Door. Loads of Parking for Your Guests and Room to Park a Boat or RV. The Basement is Currently set up as a 2 Bed Suite. In the future there is potential to convert the space to a 1 Bed Suite with Upstairs to Access The Den/Bedroom thru the foyer and use as a Rec-Room. A Great Layout! Close to: Uplands Elementary,George Preston Arena,BMX Track,Skate Park,Dog Park,Newlands Golf & More. Seller is Motivated!