

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2020
Frontage (ft):	40.00	Bathrooms:	4	Age:	4
Lot Area: (sq.ft.)	3,273.00	Full Baths:	3	Zoning:	RS6
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,414.34
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	030-373-417

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Green Belt
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 22, PLAN EPP77068, SECTION 31, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Greenbelt,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Real Broker B.C. Ltd., Real Broker B.C. Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'11 x 11'1	Main	Kitchen	14'2 x 15'6	Above	Bedroom	9'6 x 11'11
			Main	Living Room	13'0 x 15'6	Bsmt	Recreation Room	22'9 x 18'10
			Main	Mud Room	5'8 x 13'2	Bsmt	Bedroom	11'0 x 12'0
			Above	Primary Bedroom	13'0 x 6'1			
			Above	Bedroom	10'0 x 15'1			

Finished Floor (Main):	780 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	825 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	780 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Other,Unauthorized Suite	Above	5	No
Finished Floor (Total):	2,385 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	2,385 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				