

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1989
Frontage (ft):	62.00	Bathrooms:	3	Age:	35
Lot Area: (sq.ft.)	5,920.00	Full Baths:	2	Zoning:	RS5
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,460.18
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	011-214-741

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 1 SECTION 25 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 77895

Amenities:

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict:

Listing Broker(s): RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'6 x 7'6	Above	Primary Bedroom	21'4 x 11'11
Main	Office	10'5 x 8'11	Above	Walk-In Closet	6'1 x 5'6
Main	Family Room	14'11 x 14'5	Above	Bedroom	10'11 x 9'9
Main	Kitchen	20'3 x 10'11	Above	Bedroom	9'11 x 9'9
Main	Dining Room	11'11 x 10'0	Above	Bedroom	10'11 x 8'11
Main	Living Room	14'8 x 11'11	Above	Games Room	12'0 x 9'11
Main	Laundry	7'2 x 6'11	Above	Den	9'11 x 5'5

Finished Floor (Main):	1,198 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,212 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,410 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,410 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to this beautiful custom-built home nestled in the heart of North Delta, boasting a prime corner lot with a stunning south-facing yard. This 4 bed/3 bath home offers an abundance of space & comfort, perfect for families. As you step inside, you'll be greeted by the warmth of newly installed hardwood floors. The heart of the home is the recently renovated kitchen with an adjacent family room. The main floor has an office space. Upstairs, four bedrooms & a games room which could also be a 5th bedroom. Other features include a 2 car garage, an EV charger, built-in vac, 2 gas f/p & a crawl space. The yard offers a tranquil retreat for relaxation & enjoyment. Located close to transit, parks, schools, shops, & restaurants.