

Depth/Size (ft):	110.00	Bedrooms:	5	Approx. Year Built:	2000
Frontage (ft):	25.00	Bathrooms:	4	Age:	24
Lot Area: (sq.ft.)	4,370.00	Full Baths:	3	Zoning:	RF-G
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,533.00
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	024-582-646

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

View:	Yes : Greenbelt
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Water
Legal:	LOT 16, PLAN LMP42999, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Microwave
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Patio	14'1 x 6'2	Main	Family Room	13'10 x 13'6	Below	Living Room	13'6 x 13'2
Main	Foyer	7'8 x 3'5	Main	Laundry	8'8 x 7'10	Below	Eating Area	6'5 x 5'3
Main	Living Room	17'5 x 11'10	Above	Primary Bedroom	17'1 x 15'7	Below	Kitchen	9'7 x 8'9
Main	Office	11'7 x 10'1	Above	Bedroom	13'7 x 10'1	Below	Bedroom	14'11 x 14'6
Main	Patio	20'2 x 12'0	Above	Bedroom	10'4 x 10'1	Below	Patio	20'2 x 12'0
Main	Kitchen	10'5 x 9'6	Above	Bedroom	9'9 x 9'11			
Main	Eating Area	9'9 x 6'8	Below	Family Room	14'11 x 14'6			

Finished Floor (Main):	1,045 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,119 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,045 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	3,209 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Separate Entry			
Grand Total:	3,209 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

What a location! walk to shopping (everything you need), parks and schools. Appealing to families or anyone who enjoys easy access to amenities. The vaulted ceilings and large windows in the living room create a beautiful, atmosphere filled with natural light. Open plan with light shining in every room. There are 4 bedrooms and 2 bathrooms located upstairs and a powder room on the main. Downstairs includes a 1 bedroom, 1 bathroom and den suite, a great mortgage helper. Being situated on a no-through street and backing onto a greenbelt offers a sense of privacy and tranquility, while the covered deck provides a space to enjoy the outdoors in any weather. The newer vinyl fence contributes to the property's overall appeal and low maintenance.