

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	3	Age:	32
Lot Area: (sq.ft.)	6,006.00	Full Baths:	3	Zoning:	RS-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,200.00
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	018-033-733

Style of Home:	Basement Entry	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT B, PLAN LMP7729, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: Clothes Dryer,Clothes Washer,Drapes/Window Coverings,Garage Door Opener,Refrigerator,Storage Shed,Stove

Bylaw Restrict:

Listing Broker(s): eXp Realty (Branch), eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 15'9	Main	Eating Area	11'2 x 6'9	Bsmt	Living Room	15'4 x 8'4
Main	Dining Room	11'2 x 11'7	Bsmt	Laundry	9'11 x 5'5			
Main	Kitchen	10'10 x 9'7	Bsmt	Bedroom	9'11 x 9'5			
Main	Family Room	12'5 x 12'11	Bsmt	Bedroom	9'10 x 12'9			
Main	Primary Bedroom	11'11 x 12'11	Bsmt	Foyer	9'4 x 5'0			
Main	Bedroom	8'11 x 10'11	Bsmt	Recreation Room	11'11 x 17'6			
Main	Bedroom	9'11 x 10'3	Bsmt	Dining Room	12'0 x 6'6			

Finished Floor (Main):	1,430 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,135 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Bsmt	4	No
Finished Floor (Total):	2,565 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,565 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This is the investment home you have been waiting for! This large 2,565 SqFt - 5 Bed 3 Bath Basement Entry This home boasts updates throughout including New Carpet and Hardwood Floors (2019), New Plumbing (2021), Bathrooms Renovated (2019/2021), Kitchen Tile & In-Floor Heating (2019), Kitchen Reno & Appliances (2020), New Blinds (2021), Roof & Deck Membrane (2015), Hot Water Tank (2023), Gutters (2021), Garage Door Motor (2021), and Upstairs Fully Repainted (2022). This beautiful home is Centrally Located just steps from Centennial Park and Mission Leisure Centre.