

Depth/Size (ft):	0	Bedrooms:	4	Approx. Year Built:	1979
Frontage (ft):		Bathrooms:	2	Age:	45
Lot Area: (sq.ft.)	6,591.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,669.95
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	005-226-074

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Other	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Cistern	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 212, PLAN NWP54061, SECTION 15, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Coldwell Banker Prestige Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 19'1	Above	Bedroom	8'7 x 13'0
Main	Foyer	6'1 x 5'3	Above	Flex Room	12'3 x 18'5
Main	Den	8'10 x 11'4	Above	Bedroom	14'0 x 18'11
Main	Kitchen	8'11 x 10'8			
Main	Dining Room	9'0 x 13'5			
Main	Bedroom	8'10 x 13'5			
Main	Primary Bedroom	12'5 x 13'5			

Finished Floor (Main):	1,378 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	990 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	2,368 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,368 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Come and See! Cape Cod styled family home with 4 bdrms & large Flex room (den or bdrm) has closets and window. Home interior was just professionally painted top to bottom, walls, doors crown mouldings. Den on the main floor could be a formal dining room. There is a large fenced, level rear yard with a back lane and the front yard offers a buffer from 16th for your quiet enjoyment. Exterior needs some TLC and a gardener's touch but so much potential here! Schools: Bayridge Elementary, Semiahmoo Secondary Drive times – 4 min. to White Rock Beach 11 min. to Crescent Beach, 4 min to Semiahmoo Mall Open House Sat. June 22 2pm - 4pm