

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1999
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	25
<b>Lot Area: (sq.ft.)</b>	2,858.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,438.81
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	023-844-531

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 6, PLAN LMP33705, DISTRICT LOT 223, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Rennie & Associates Realty Ltd., Rennie & Associates Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 18'10	Bsmt	Recreation Room	23'8 x 10'8
Main	Dining Room	12'6 x 11'2	Bsmt	Den	11'6 x 17'10
Main	Kitchen	11'11 x 11'2	Bsmt	Bedroom	8'11 x 15'10
Main	Bedroom	9'7 x 11'11	Main	Porch (enclosed)	7'5 x 16'7
Above	Primary Bedroom	13'0 x 16'8	Main	Porch (enclosed)	10'7 x 4'3
Above	Bedroom	17'0 x 13'10	Main	Porch (enclosed)	11'0 x 11'2
Above	Bedroom	12'9 x 11'10			

<b>Finished Floor (Main):</b>	852 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,070 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	852 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	2,774 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,774 sqft	<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

This is the one you've been waiting for! Located in a quiet, family-oriented community, this beautifully maintained home offers 5 bedrooms and 3 bathrooms with a great floor plan and ample space for the kids. Recent renovations include a new front deck, fencing, drainage system, furnace and fresh paint. Located within walking distance to great schools, fantastic shopping and the West Coast Express for easy commuting – this home combines comfort and convenience. These don't come up often – Call today! (Open House SUN June 23rd 12pm-2pm)