

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	3	Age:	28
Lot Area: (sq.ft.)	4,102.12	Full Baths:	3	Zoning:	R5
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,601.00
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	023-553-481

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Lane
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Tile - Composite	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 2 PLAN LMS2555 DISTRICT LOT 98 GROUP 1 NEW WESTMINSTER LAND DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOW ON FORM 1 OR V, AS APPROPRIATE LAND & BUILDING INFORMATIO
Amenities:	Garden,In Suite Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 11'8	Bsmt	Living Room	12'6 x 11'1
Main	Dining Room	11'8 x 9'10	Bsmt	Kitchen	10' x 8'2
Main	Kitchen	13'9 x 11'8	Bsmt	Bedroom	13'3 x 11'
Main	Foyer	7' x 6'2	Bsmt	Bedroom	11'5 x 10'6
Main	Primary Bedroom	14' x 12'10			
Main	Bedroom	11' x 8'11			
Main	Bedroom	10'7 x 9'10			

Finished Floor (Main):	1,306 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	827 sqft	# Of Levels:	2	Main	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,133 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,133 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

South Burnaby GEM. This lovely 2,133 sq.ft. 5 bdrm, 3 bath home is nestled on a quiet and gracious residential street in Metrotown. The main floor features a bright open plan living room with gas fireplace and spacious dining room, perfect for family gathering, eat-in kitchen with granite counters and SS appliances, 3 bedrooms and 2 bathrooms. A private covered deck off the kitchen, perfect for coffee mornings or evening BBQs. The mortgage-helper suite downstairs features 2 bedrooms and 1 bathroom, with separate entrance and laundry room. 1 car garage accessible from backlane. Landscaped and fenced backyard perfect for gardening and entertaining. Great, central location, steps away from all amenities, this home has much to offer.