

Depth/Size (ft):	38.03	Bedrooms:	3	Approx. Year Built:	1979
Frontage (ft):	43.70	Bathrooms:	3	Age:	45
Lot Area: (sq.ft.)	8,783.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,732.93
Rear Yard Exp:	Northeast			For Tax Year:	2022
View:	Yes			P.I.D.:	001-317-903

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View: Yes : Burns Bog, Ocean

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 550, PLAN NWP51625, SECTION 23, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 10'7	Main	Utility	7'7 x 6'7
Main	Dining Room	13'5 x 11'7	Above	Primary Bedroom	13'6 x 13'10
Main	Kitchen	10'11 x 10'6	Above	Flex Room	12'0 x 9'6
Main	Eating Area	9'1 x 10'6	Above	Steam Room	9'0 x 9'6
Main	Family Room	13'0 x 16'1	Above	Bedroom	16'0 x 10'6
Main	Laundry	7'9 x 9'9	Above	Bedroom	13'5 x 11'7
Main	Foyer	7'9 x 6'2			

Finished Floor (Main):	1,354 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,252 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	2	No
Finished Floor (Total):	2,606 sqft	Crawl/Bsmt Height:	4'0			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,606 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Lovingly cared for by the original owners for 45 years. A charming home that is situated in a cul-de-sac featuring 2,600 sq ft of living space on an 8,700 sq ft lot. It boasts 3 lrg bdrms, 3 bthrms, a den, a large storage room. It has a recently renovated modern kitchen, with a formal living & dining room, a cozy family room with sliding doors that spill out to the backyard. A/C, Double garage, RV parking and the Proximity to parks & local schools makes it ideal for all families. Only a short drive to Tsawwassen Mills, BC Ferries & White Rock, experience comfort & convenience in this delightful home that provides more than just a place to live. It's a vibrant community where family can enjoy Nature, local sports parks, shopping, rec-centers, schools & much more. open house June 22 & 23 2-4