

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1995
Frontage (ft):	63.00	Bathrooms:	4	Age:	29
Lot Area: (Acres)	6,623.00	Full Baths:	3	Zoning:	SF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,929.98
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	018-980-490

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer
Legal:	LOT 4 SECTION 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP19230
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Cul-de-Sac,Private Yard
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Other - See Remarks
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Abv Main 2	Bedroom	12'9 x 13'2	Above	Office	11'0 x 10'1	Below	Office	11'9 x 12'5
Abv Main 2	Bedroom	13'1 x 13'1	Above	Living Room	18'9 x 19'4	Below	Bedroom	13'2 x 14'8
Abv Main 2	Bedroom	12' x 13'2	Above	Dining Room	13'6 x 15'5	Below	Storage	9'10 x 7'7
Abv Main 2	Primary Bedroom	13'8 x 19'3	Above	Kitchen	13'6 x 14'10	Below	Utility	9'7 x 3'8
Abv Main 2	Walk-In Closet	11'3 x 5'7	Above	Family Room	13'2 x 13'1			
Above	Eating Area	10'1 x 8'6	Above	Laundry	8'10 x 4'10			
Above	Foyer	10'8 x 5'7	Below	Recreation Room	23'2 x 21'3			

Finished Floor (Main):	1,928 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,426 sqft	# Of Kitchens:	1	Above	2	No
Finished Floor (Below):	1,296 sqft	# Of Levels:	3	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Abv Main 2	5	No
Finished Floor (Total):	4,650 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,650 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome! This 5 bdrm, beautifully finished Craftsman-style home brings traditional charm back to your life. Built with pride, this home offers ample room for all levels of family living.Featuring a Gourmet Kitchen,the heart of every home is always the kitchen, and you will enjoy this oversized granite island as the focal point. The kitchen also includes a gas range, custom cabinetry, and plenty of space for culinary adventures. The lower level features an open concept family/media room,1 bdrm,1 bath and ready for your ideas. Ample parking,Tesla super charger or room for RV.