

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

<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>	Mixed,Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<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>	Fenced Yard,Patio(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

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

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

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

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. Features incl: Gourmet Kitchen,the heart of every home is always the kitchen, and you will enjoy this oversized granite island as the focal point, the inner chef will indulge with 5 burner gas range, custom cabinetry, and plenty of space for your culinary adventures. The main level features a designated dining room, lvg room great room and wet bar for your entertaining lifestyle. The basement has 1 bdrm,1 bath and ready for your ideas, Man cave, room for additional family, games room, it is unlimited. Ample parking,Tesla super charger or room for RV.walk to schools,transit & market. O/H Sun June 30,1-3:00