

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1981
Frontage (ft):		Bathrooms:	3	Age:	43
Lot Area: (sq.ft.)	9,598.00	Full Baths:	2	Zoning:	SRS
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,684.20
Rear Yard Exp:	South			For Tax Year:	2022
View:	No			P.I.D.:	005-753-015

Style of Home:	3 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 18, PLAN NWP59478, DISTRICT LOT 276, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Microwave,Security System
Bylaw Restrict:	
Listing Broker(s):	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 8'10	Main	Laundry	15'8 x 11'10
Main	Eating Area	11'4 x 7'1	Above	Primary Bedroom	15'8 x 12'1
Main	Dining Room	11'11 x 9'5	Above	Bedroom	11'7 x 10'5
Main	Living Room	11'10 x 20'5	Above	Bedroom	11'7 x 10'3
Main	Family Room	13'11 x 23'8			
Main	Den	15'8 x 11'4			
Main	Foyer	8'9 x 4'2			

Finished Floor (Main):	1,553 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	801 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,354 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,354 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Discover your dream home! This 1981 split-level gem located in an established neighborhood and lovingly maintained by an original owner, offers 2350 square feet of living space in great condition. With 3 spacious bedrooms, 3 baths and a versatile floor plan, this home is perfect for comfortable living, complete with air-conditioning for those warm summer days. The welcoming layout includes a cozy living room, spacious kitchen and dining area. The split-level design provides additional living space on the lower level, with a family room and den or 4th bedroom. The large 9600 sq ft yard, with mature landscaping and trees, offers a private oasis for relaxation and outdoor activities. Close to all levels of school, shopping, recreation and transit.