

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1977
Frontage (ft):	65.50	Bathrooms:	2	Age:	47
Lot Area: (sq.ft.)	6,534.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,129.10
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	001-732-846

Style of Home:	Split Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 307, PLAN NWP48473, DISTRICT LOT 28, GROUP 2, NEW WESTMINSTER LAND DISTRICT, & DL 29

Amenities: None

Site Influences: Central Location,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

Bylaw Restrict:

Listing Broker(s): eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 3'10	Main	Bedroom	9'7 x 8'0
Main	Living Room	14'0 x 13'7	Below	Recreation Room	14'0 x 12'5
Main	Dining Room	9'9 x 12'1	Below	Bedroom	9'7 x 11'5
Main	Kitchen	9'0 x 11'8	Below	Laundry	11'0 x 11'5
Main	Eating Area	7'4 x 5'5	Below	Den	6'4 x 8'0
Main	Primary Bedroom	12'8 x 11'8			
Main	Bedroom	9'7 x 9'1			

Finished Floor (Main):	1,115 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	722 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,837 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,837 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Great family home at a great price!! 4 bedrooms and 2 full bathrooms, Over 1800sq ft space including a bright and spacious main floor living room, large kitchen and eating area, dining room, 3 large bedrooms and a full 4-pc bath up. Lower level features one full bath, one bedroom, a den, large rec room and huge laundry area. Potential for addition of inlaw suite (with a separate entrance) downstairs. 1 car garage along with ample parking (w easy access to the backyard,) Backyard is fully fenced with oversized deck, large shed for storage and huge concrete patio space. Just minutes to Townsend Park, Leisure Center, shopping at Eagles Landing and Hwy 1 access. Call today for your private tour!