

Depth/Size (ft):	105.00	Bedrooms:	4	Approx. Year Built:	
Frontage (ft):	86.70	Bathrooms:	3	Age:	
Lot Area: (sq.ft.)	9,103.00	Full Baths:	2	Zoning:	R558
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,281.29
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	000-887-439

Style of Home:	Basement Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 220, PLAN NWP41672, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 43527
Amenities:	
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 13'3	Below	Bedroom	11'4 x 11'2
Main	Dining Room	10'4 x 11'7	Below	Den	6'6 x 12'4
Main	Kitchen	11'9 x 11'2	Below	Laundry	10'8 x 11'2
Main	Primary Bedroom	13'1 x 11'2			
Main	Bedroom	10'6 x 9'11			
Main	Bedroom	9'4 x 9'11			
Below	Recreation Room	17'4 x 12'4			

Finished Floor (Main):	1,171 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	790 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	1,961 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,961 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Well maintained & updated 4 bedroom plus den family home in a central location on a fantastic 9,103 sqft flat lot. Fenced, spacious & private landscaped backyard oasis surrounded by mature growth complete with large entertainment patio with stonework firepit, trellised pergolas and multiple handy lean-to's and covered shelters. Interior features: fully furnished basement: gorgeous custom electric fireplaces on both floors; full reno to both bathrooms; brand new vanity in main bath; large rec room & huge laundry/utilities room in basement. Recent updates include flooring, hot water tank, furnace, light fixtures, paint & patio. Minutes to schools, supermarkets, restaurants, sports park, golf course, downtown, highway access & the West Coast Express Commuter train.