

Depth/Size (ft):	(1.01AC)	Bedrooms:	4	Approx. Year Built:	1990
Frontage (ft):	104.83	Bathrooms:	4	Age:	34
Lot Area: (Acres)	1.01	Full Baths:	4	Zoning:	SRH
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,721.57
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	012-292-401

Style of Home:	Basement Entry	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Brick,Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - 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:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 15, PLAN NWP79416, PART SE1/4, SECTION 22, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Pool; Outdoor,Workshop Detached
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Security System,Vacuum - Built In,Wet Bar
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Nyda Realty (Agassiz)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 21'6	Main	Bedroom	8'10 x 15'0
Main	Dining Room	11'10 x 10'9	Below	Recreation Room	16'4 x 36'3
Main	Kitchen	13'5 x 9'9	Below	Bedroom	8'11 x 15'0
Main	Eating Area	9'7 x 7'9	Below	Laundry	7'2 x 11'0
Main	Family Room	11'0 x 18'4			
Main	Primary Bedroom	11'0 x 15'0			
Main	Bedroom	8'11 x 11'5			

Finished Floor (Main):	1,692 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,160 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,852 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,852 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	0 / 4			
		# Of Pets:				

POOL PARTY! This beautifully updated family home w/heated SHOP, SALTWATER POOL & HOT TUB on an ACRE could be yours this summer!! Main floor 3 bed & 2 bath, chef's kitchen w/granite counters, 36"gas range, massive island, living & dining room, eating area & family room, 2 n/gas fireplaces. Downstairs is the ultimate entertaining rec room w/wet bar, tv area, gas f/p, 1 bed full bath & laundry room(easily suite-able) & walk out to heated Pool, massive stamped concrete deck w/built-in hot tub, outside bathroom w/change room. Got Toys? TRIPLE garage w/epoxy floor, 30'X30' Shop w/mezzanine 220 power & single car detached garage. Fully fenced & gated for privacy on private road. Close to all levels of schools, shopping at High Street & Hwy 1 access. City sewer & Water NOT in ALR