

Depth/Size (ft):	Ireg	Bedrooms:	5	Approx. Year Built:	2006
Frontage (ft):	28.00	Bathrooms:	3	Age:	18
Lot Area: (sq.ft.)	6,331.33	Full Baths:	3	Zoning:	R558
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,505.89
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	026-313-634

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 1 SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN BCP17963

Amenities: In Suite Laundry

Site Influences: Cul-de-Sac,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 13'3	Main	Bedroom	9'5 x 10'11	Below	Bedroom	15'11 x 16'5
Main	Dining Room	12'7 x 11'5	Main	Laundry	8'5 x 7'6	Below	Bedroom	10'5 x 11'0
Main	Kitchen	11'7 x 11'10	Main	Walk-In Closet	5'3 x 5'11	Below	Den	17'9 x 11'3
Main	Eating Area	9'2 x 14'1	Main	Foyer	5'3 x 9'3			
Main	Family Room	9'11 x 14'1	Below	Recreation Room	14'3 x 14'4			
Main	Primary Bedroom	11'5 x 16'2	Below	Bar Room	15'6 x 13'10			
Main	Bedroom	9'5 x 9'9	Below	Living Room	21'6 x 15'1			

Finished Floor (Main):	1,758 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,739 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsm):	0 sqft	Suite:		Below	4	No
Finished Floor (Total):	3,497 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,497 sqft	Beds In Bsm:	0 / 5			
		# Of Pets:				

Beautifully renovated & upgraded 5-bed + den, 3-bath home in cul de sac. 9' ceilings. Formal living room and dining room on the main with additional spacious family room and eating area off the bright kitchen. Primary bedroom features walk-in closet & ensuite with jetted tub & separate shower. Fantastic layout with 3 beds up and 2 beds down + den. Rec room down with wet bar plus huge living room. Lots of options here to meet your requirements. The walkout basement provides potential for in-law suite. Conveniently located close to town, and short walk to schools and parks. Book your showing today!