

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1995
Frontage (ft):	55.00	Bathrooms:	4	Age:	29
Lot Area: (sq.ft.)	9,052.00	Full Baths:	3	Zoning:	RS-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,576.35
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	019-074-549

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	4 - 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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 2 DISTRICT LOT 3 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP 20244
Amenities:	
Site Influences:	Central Location,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	14' x 14'5	Main	Laundry	6'3 x 7'1	Bsmt	Recreation Room	21'8 x 13'2
Main	Dining Room	12'1 x 15'5	Above	Primary Bedroom	20'3 x 14'10	Bsmt	Family Room	14'5 x 28'6
Main	Kitchen	7'5 x 13'8	Above	Walk-In Closet	7'9 x 8'			
Main	Eating Area	15'5 x 8'3	Above	Loft	12' x 15'8			
Main	Family Room	13'8 x 16'6	Above	Bedroom	10'10 x 12'			
Main	Foyer	7'7 x 7'2	Above	Bedroom	11'9 x 10'11			
Main	Den	9'4 x 12'1	Above	Bedroom	9'11 x 10'10			

Finished Floor (Main):	1,446 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,417 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,836 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Full,Separate Entry			
Grand Total:	3,836 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

First time on the market since new! Great, well built family home on over 9000 sf lot close to Vancouver Golf club, shopping, transit, sky train, HWY 1, Lord Baden Elem & more! A spiral staircase welcomes you at the front w/ vaulted ceiling & grand chandelier. This 2 storey/bsmt offers 4 generous sized bedrooms on the top floor incl rare L/R attached to the primary bedroom w/gas fireplace, W/I closet & 4 piece ensuite. The main floor offers a traditional layout w/formal living room & gas F/P & full size dining room. An open concept kitchen over looking the spacious family room w/ F/P & backyard views, good size den. The basement is wide open, could be converted to mortgage helper, offers a 4pce bathroom, 4th F/P & walk out separate entry. Huge fully fenced yard! OPEN HOUSE JUNE 29 2-4PM