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|--------------------|----------|-------------|---|---------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 1987 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 37 |
| Lot Area: (sq.ft.) | 6,169.00 | Full Baths: | 2 | Zoning: | RS-2 |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$4,373.77 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 006-936-831 |

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|------------------|------------------------|------------------|-----------------------|
| Style of Home: | 2 Storey | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Vinyl,Wood | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Wood | 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: | Laminate | Fixtures Rmvd: | Yes |

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 14, PLAN NWP74058, DISTRICT LOT 232, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Cul-de-Sac,Lane Access,Private Setting,Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Pantry

Bylaw Restrict:

Listing Broker(s): Royal LePage Elite West

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

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|-------------------------|------------|--------------------|-------|----------------|-------------|----------|
| Finished Floor (Main): | 1,226 sqft | # Of Rooms: | 14 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | Yes |
| Finished Floor (Below): | 726 sqft | # Of Levels: | 2 | Main | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | | Below | 2 | No |
| Finished Floor (Total): | 1,952 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 1,952 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

This beautifully renovated 4 bedroom, 3 bathroom home on a quiet cul-de-sac awaits you! Relax in the spacious and bright living room by the wood fireplace or enjoy the formal dining room. Retire in the master bedroom with an ensuite and views of the spectacular backyard garden. The kitchen leads to the deck overlooking a backyard you find in story books, willow tree, stream and tiered. The ground level offers another bedroom with separate entry, laundry, family room and a 2 piece bathroom roughed-in for shower and fully suite-able. Extra large double car garage. Walking distance to transit, schools, trails! OPEN HOUSE Sat/Sun June 29/30, 2-4