

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

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

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