

| | | | | | |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 142 | Bedrooms: | 5 | Approx. Year Built: | 1960 |
| Frontage (ft): | 65.00 | Bathrooms: | 3 | Age: | 64 |
| Lot Area: (sq.ft.) | 9,230.00 | Full Baths: | 2 | Zoning: | SFD |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$5,270.22 |
| Rear Yard Exp: | | | | For Tax Year: | 2022 |
| View: | | | | P.I.D.: | 006-925-952 |

| | | | |
|-------------------------|-------------------------------------|-------------------------|--|
| Style of Home: | 2 Storey,Basement Entry | Parking: | Total: 5 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Stucco,Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Add. Parking Avail.,Garage; Single,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Heat Pump,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcony(s),Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Tile,Vinyl/Linoleum,Carpet | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 214, PLAN NWP33852, DISTRICT LOT 368, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central

Site Influences: Private Yard,Recreation Nearby

Features: Air Conditioning,Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Garage Door Opener,Refrigerator,Stove

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------------|--------------|
| Main | Primary Bedroom | 11'8 x 11'9 | Main | Patio | 22'6 x 12'2 |
| Main | Bedroom | 12'2 x 10'9 | Bsmt | Recreation Room | 12'8 x 21'1 |
| Main | Bedroom | 12'2 x 10'9 | Bsmt | Kitchen | 9'8 x 8'9 |
| Main | Kitchen | 16'7 x 11'2 | Bsmt | Living Room | 10' x 12'1 |
| Main | Dining Room | 12' x 13'4 | Bsmt | Bedroom | 9'7 x 12'9 |
| Main | Living Room | 11'7 x 13'4 | Bsmt | Bedroom | 10'10 x 11'3 |
| Main | Foyer | 6'8 x 4'9 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|---------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,253 sqft | # Of Rooms: | 13 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Main | 2 | Yes |
| Finished Floor (Bsmt): | 1,253 sqft | Suite: | Unauthorized Suite | Bsmt | 4 | No |
| Finished Floor (Total): | 2,506 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Full,Fully Finished | | | |
| Grand Total: | 2,506 sqft | Beds In Bsmt: | 2 / 5 | | | |
| | | # Of Pets: | | | | |

Welcome to Harbour Chimes a family oriented neighbourhood. This beautiful updated home has an open concept floor plan, kitchen comes with S/S appliances, off the kitchen there access to the balcony/backyard, where you can experience serenity and peace. The master bedroom has 2 pc ensuite as well as French doors that open to the balcony that over looks the garden. The roof, soffits, gutters, drain tile, hot water tank, heat pump, air conditioning all updated. This home has a separate rec room in the basement, plus a 2 bedroom suite with in suite laundry. All amenities are close including Elementary English/French schools. Open House Sat June 29 (2-4pm)