

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 is access to the balcony/backyard, where you can experience serenity and peace. The master bedroom has an 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 mortgage helper, 2 bedroom suite with in suite laundry. Flat lot 9230 sqft very private backyard. All amenities are close including Elementary English/French schools, Como Lake Park, Poirier community centre and the Coquitlam Library.