

<b>Depth/Size (ft):</b>	121.49	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>	63.39	<b>Bathrooms:</b>	2	<b>Age:</b>	52
<b>Lot Area: (sq.ft.)</b>	7,701.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1/E
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,564.50
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	003-549-887

<b>Style of Home:</b>	3 Level Split	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Rear,Side
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	WESTWIND
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	003-549-887 LOT 84, BLOCK 3N, PLAN NWP41173, SECTION 1, RANGE 7W, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'6"	Bsmt	Utility	10' x 10'
Main	Dining Room	9'3 x 10'6"			
Main	Kitchen	14'6 x 10'6"			
Above	Primary Bedroom	13' x 10'6"			
Above	Bedroom	9' x 10'			
Above	Bedroom	9' x 10'			
Bsmt	Family Room	18'6 x 12'			

<b>Finished Floor (Main):</b>	1,079 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Below	3	No
<b>Finished Floor (Below):</b>	504 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,583 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	1,583 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

WESTWIND home on large PRIME CORNER LOT. Build your forever home in Richmond's most sought after subdivision. 3 Bedroom 2 Bathroom split level in very livable condition. Maintained by current owner, with Roof replaced 8 years ago and exterior painted 2019. Fenced yard and separate car port. Walking distance to Westwind Elementary and Bus Route. 15 minute walk to Steveston Village, Community Centre, Library, Park and Outdoor Summer Pool.