

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

Style of Home:	3 Level Split	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Rear,Side
Foundation:		Parking:	Carport; Multiple
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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

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

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

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. Family Room (could be 4th Bedroom) Well 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.