

Depth/Size (ft):	331	Bedrooms:	7	Approx. Year Built:	9999
Frontage (ft):	91.00	Bathrooms:	3	Age:	999
Lot Area: (sq.ft.)	30,121.00	Full Baths:	3	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$8,103.43
Rear Yard Exp:	No			For Tax Year:	2022
View:	No			P.I.D.:	002-325-373

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Stucco	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Addition,Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	SHADY LANE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 2, PLAN NWP13700, DISTRICT LOT 245, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 31001
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Paved Road,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
Features:	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Oven - Built In,Range Top,Refrigerator,Storage Shed,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 19'3	Main	Porch (enclosed)	18'9 x 15'6	Bsmt	Bedroom	10'1 x 10'11
Main	Dining Room	17'6 x 13'4	Main	Patio	33' x 27'	Bsmt	Bedroom	11'2 x 11'9
Main	Kitchen	17'6 x 12'7	Above	Primary Bedroom	17' x 24'11	Bsmt	Recreation Room	13'8 x 18'7
Main	Eating Area	14' x 9'	Above	Bedroom	11'6 x 19'5	Bsmt	Games Room	12'10 x 15'8
Main	Family Room	18'8 x 23'7	Above	Bedroom	13'5 x 12'6			
Main	Office	10'2 x 8'9	Above	Bedroom	17' x 10'2			
Main	Games Room	13'7 x 21'5	Above	Bedroom	15'4 x 13'11			

Finished Floor (Main):	2,262 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,550 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	997 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	4,809 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl,Fully Finished,Part			
Grand Total:	4,809 sqft	Beds In Bsmt:	2 / 7			
		# Of Pets:				

This amazing family home is nestled on a .69-acre lot w/gated front & a private, park-like setting w/a blend of charm, character & modern updates sure to delight. The gorgeous kitchen is designed to inspire the chef in you w/hi-end appl incl gas cooktop, sep oven, B/I microwave & eating area overlooking your scenic backyard. Perfect for entertaining w/many quality renos & attention to details. The main offers an office, family rm & games rm-ideal for hosting gatherings or simply enjoying family time. Up you'll find 5 spacious bedrooms, the master with 5-pce ensuite. The basement adds more space w/2 add'l bedrooms, a large rec rm & a versatile games/media/hobby rm w/its own entry. The det'd dble heated garage has 220 power & 2 pce bath. This home is a perfect sanctuary for any family!