

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

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

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

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

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!