

Depth/Size (ft):	111	Bedrooms:	6	Approx. Year Built:	1989
Frontage (ft):	59.00	Bathrooms:	4	Age:	35
Lot Area: (sq.ft.)	6,593.00	Full Baths:	4	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,518.30
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	011-108-207

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Rear
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 3, PLAN NWP77795, SECTION 34, RANGE 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP37202
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Nu Stream Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Foyer	9'4 x 5'6	Bsmt	Laundry	8'5 x 7'10	Main	Bedroom	9'10 x 11'0
Bsmt	Primary Bedroom	12'3 x 15'2	Main	Kitchen	10'11 x 10'1	Main	Bedroom	9'11 x 10'3
Bsmt	Living Room	12'3 x 15'1	Main	Eating Area	10'9 x 10'5			
Bsmt	Dining Room	8'8 x 12'3	Main	Family Room	12'6 x 15'1			
Bsmt	Kitchen	10'10 x 7'8	Main	Living Room	12'0 x 15'9			
Bsmt	Bedroom	9'8 x 15'4	Main	Dining Room	9'8 x 11'7			
Bsmt	Bedroom	9'3 x 13'2	Main	Primary Bedroom	11'11 x 12'3			

Finished Floor (Main):	1,424 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,418 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Bsmt	3	No
Finished Floor (Total):	2,842 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Separate Entry			
Grand Total:	2,842 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

Welcome to your dream home in the coveted Fleetwood neighborhood! This spacious property boasts a generous 6593 sq.ft. lot, This home faces East and West so you have plenty of natural lighting everyday. With 6 bedrooms and 4 full baths, there's ample space for the whole family. Plus, enjoy the added benefit of a 2 or 3-bedroom legal suite, perfect for supplemental income. This home has been well maintained through out. Step outside onto the expansive 400 sq.ft. sundeck, overlooking the detached garage and rear lane access. Conveniently located just minutes away from T&T, malls, recreational facilities, theaters, schools, and parks, with easy access to Highway 1 and transit options. Don't miss this opportunity! Book your showing today!