

<b>Depth/Size (ft):</b>	120	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>	66.00	<b>Bathrooms:</b>	4	<b>Age:</b>	52
<b>Lot Area: (sq.ft.)</b>	7,759.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,663.63
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	005-376-092

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Hot Water,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	005-376-092 LOT 28, PLAN NWP40650, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Wet Bar
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'8 x 11'11	Above	Primary Bedroom	16'6 x 14'2
Main	Dining Room	19' x 14'2	Above	Bedroom	10'7 x 11'8
Main	Living Room	19' x 13'	Above	Bedroom	13'6 x 11'11
Main	Games Room	20'6 x 11'11	Above	Bedroom	9'2 x 9'1
Main	Mud Room	12'8 x 7'11	Above	Family Room	15'8 x 26'8
Main	Foyer	10'1 x 8'6	Above	Laundry	9'4 x 8'2
Main	Pantry	4'10 x 3'11	Above	Walk-In Closet	7'1 x 12'11

<b>Finished Floor (Main):</b>	1,471 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,781 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	3,252 sqft	<b>Crawl/Bsmnt Height:</b>		Above	5	Yes
<b>Unfinished Floor:</b>	621 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	3,873 sqft	<b>Beds In Bsmnt:</b>	0 / 4			
		<b># Of Pets:</b>				

The Belle of 1A.. Welcoming, Tranquil, Peaceful Blue exterior has been a colour favourite spanning cultures and people alike. Fully and Beautifully renovated like NEW! Boasting a stunning open concept with picture Garden window, HW white Oak Floors, Huge island, SS appliances, custom built in entertainment unit complete with fireplace, display cabinet and wine fridge. Swinging patio doors open onto the huge covered patio making perfect space for entertaining. 4 beds 4 baths laundry and family room upstairs makes this custom home perfect for a family. This Home is a must see! Separate wood workers, car junkie Dream Garage (100amp electric), with heated office space, stamped concrete and watering system for easy maintenance.