

Depth/Size (ft):	(1.01AC)	Bedrooms:	3	Approx. Year Built:	1988
Frontage (ft):	131.00	Bathrooms:	3	Age:	36
Lot Area: (Acres)	1.01	Full Baths:	3	Zoning:	R558
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,956.49
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-402-921

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Garage; Double,Other
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	4 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Natural Gas,Wood	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 1, PLAN NWP23124, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 43707, & EXC PL 55153

Amenities:

Site Influences: Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 11'9	Main	Bedroom	13'1 x 11'11	Bsmt	Storage	13'2 x 10'5
Main	Dining Room	12'1 x 9'9	Main	Den	9'11 x 7'4			
Main	Kitchen	14'11 x 8'7	Main	Foyer	8'2 x 7'0			
Main	Eating Area	12'0 x 10'3	Main	Solarium	13'2 x 10'7			
Main	Primary Bedroom	13'0 x 18'5	Bsmt	Laundry	11'3 x 5'7			
Main	Walk-In Closet	5'5 x 5'8	Bsmt	Storage	27'1 x 11'7			
Main	Bedroom	13'2 x 11'8	Bsmt	Storage	8'0 x 11'6			

Finished Floor (Main):	1,838 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	789 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,627 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Part			
Grand Total:	2,627 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

One acre in the center of town, serene and private. OCP says multi-unit residential. The spacious home on the property has 3 large bedrooms on the main. Primary bedroom has walk-in closet and ensuite. Main bath has a heated floor. The living room flows into the formal dining room, then out into a sun room. Kitchen renovated in 2020 with beautiful quartzite countertops and features eating area with cozy fireplace and leads out onto a covered deck area overlooking expansive, beautifully landscaped grounds - an entertainer's delight. Basement area has tons of storage, partially finished large rec room, laundry room and full bathroom. Updates galore! New roof, fans, flooring, appliances, fireplace, light fixtures. A must see!