

Depth/Size (ft):	96.78	Bedrooms:	6	Approx. Year Built:	1987
Frontage (ft):	51.18	Bathrooms:	3	Age:	37
Lot Area: (sq.ft.)	4,954.00	Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,499.02
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	005-259-509

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Tile - Composite	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 4, PLAN NWP72941, DISTRICT LOT 115, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Cul-de-Sac,Golf Course Nearby,Marina Nearby,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'10 x 13'0	Main	Laundry	14'6 x 5'2	Above	Den	7'1 x 15'4
Main	Living Room	13'11 x 18'0	Above	Primary Bedroom	13'11 x 16'5			
Main	Dining Room	13'11 x 10'11	Above	Walk-In Closet	7'6 x 6'2			
Main	Kitchen	11'8 x 10'11	Above	Bedroom	10'2 x 10'11			
Main	Eating Area	11'2 x 10'11	Above	Bedroom	9'11 x 11'0			
Main	Family Room	17'9 x 13'1	Above	Bedroom	10'11 x 12'10			
Main	Bedroom	10'9 x 9'11	Above	Bedroom	11'9 x 12'10			

Finished Floor (Main):	1,453 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,473 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	No
Finished Floor (Total):	2,926 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,926 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Large family home in a HUGE cul-de-sac! Featuring SIX bedrooms + den and located ideally near both elementary and secondary schools plus walking distance to Ladner Village, parks and amenities-everything is nearby! Tile roof, fresh paint, recent laminate flooring, updated light fixtures...ready to move in! Fenced western exposed private yard! Large double car garage (19' x 21'8"). Total 2926 sq.ft.- home is ready for new owners!