

<b>Depth/Size (ft):</b>	41.075	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	1966
<b>Frontage (ft):</b>	64.00	<b>Bathrooms:</b>	4	<b>Age:</b>	58
<b>Lot Area (sq.ft.):</b>	7,890.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,221.42
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-862-855

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 8
<b>Construction:</b>	Concrete,Frame - Metal,Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Brick,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>	Addition,Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 431, PLAN NWP61231, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Freezer,Hot Tub Spa/Swirlpool
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Aldercenter Realty, RE/MAX Aldercenter Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	15'9 x 16'6	Main	Bedroom	10'4 x 13'7
Above	Bedroom	12'1 x 10'1	Main	Bedroom	10'3 x 16'
Above	Bedroom	10'1 x 10'3	Main	Kitchen	10'2 x 10'7
Above	Living Room	13'4 x 16'6	Main	Eating Area	4'10 x 7'6
Above	Kitchen	9'3 x 17'7	Main	Family Room	11'6 x 18'3
Above	Dining Room	10'3 x 13'9	Main	Bedroom	9'1 x 14'3
Above	Recreation Room	18'11 x 15'10	Main	Bedroom	7'9 x 14'3

<b>Finished Floor (Main):</b>	1,853 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,469 sqft	<b># Of Kitchens:</b>	2	Above	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Main	3	No
<b>Finished Floor (Total):</b>	3,322 sqft	<b>Crawl/Bsmt Height:</b>		Main	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	3,322 sqft	<b>Beds In Bsmt:</b>	0 / 7			
		<b># Of Pets:</b>				

Room for everyone! This spacious 7-bedroom, 4-bathroom home features an authorized suite and a bonus golf or media room, providing ample space and versatility. Located near High Knoll Park, the property offers plenty of green space. The upstairs includes a primary bedroom with an ensuite bathroom, two additional bedrooms, and an open-concept kitchen and living room. The main floor has two more bedrooms and a full bathroom. The authorized suite on the main level integrates seamlessly with the main house. The driveway accommodates up to six vehicles and has an EV charger. Enjoy the outdoor living areas, gardening space, and a swim spa for relaxing evenings. This home combines comfort, convenience, and a prime location.