

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

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

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

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

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.