

<b>Depth/Size (ft):</b>	91	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>	79.00	<b>Bathrooms:</b>	3	<b>Age:</b>	38
<b>Lot Area: (sq.ft.)</b>	7,215.91	<b>Full Baths:</b>	2	<b>Zoning:</b>	R2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,397.79
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	003-339-131

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,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,Water
<b>Legal:</b>	LOT 345, PLAN NWP66542, DISTRICT LOT 59, GROUP 1, NEW WESTMINSTER LAND DISTRICT.
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,Clothes Dryer,Clothes Washer,Dishwasher,Refrigerator,Stove
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'11 x 5'5	Main	Den	10'3 x 13'0	Above	Patio	19'4 x 5'9
Main	Living Room	11'7 x 18'0	Main	Patio	55'2 x 8'0			
Main	Dining Room	13'7 x 15'0	Above	Primary Bedroom	13'7 x 18'11			
Main	Kitchen	12'1 x 12'7	Above	Walk-In Closet	5'2 x 4'10			
Main	Eating Area	8'10 x 12'7	Above	Bedroom	11'5 x 10'3			
Main	Family Room	19'4 x 12'7	Above	Bedroom	11'7 x 10'3			
Main	Laundry	10'3 x 5'0	Above	Bedroom	10'2 x 13'11			

<b>Finished Floor (Main):</b>	1,572 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,455 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	3,027 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	3,027 sqft	<b>Beds In Bsmnt:</b>	0 / 4			
		<b># Of Pets:</b>				

Montecito. Amazing location on this 7,215 SQFT lot with over 3000 SQFT on 2 levels. 4 Bedrooms + Den & 3 Bathrooms. Room to add an extra bedroom upstairs or keep as a TV area. Double living room with two fireplaces. Upgraded interlock brick driveway, custom patio in the yard & built-in air conditioning. Steps to Camrose Park. Walking distance to Skytrain, buses, elementary schools, and Burnaby North Secondary School. A must-see! All measurements are approximate. Easy to show.