

Depth/Size (ft):	78.19	Bedrooms:	7	Approx. Year Built:	1966
Frontage (ft):	288.91	Bathrooms:	4	Age:	58
Lot Area: (sq.ft.)	37,026.00	Full Baths:	4	Zoning:	RS-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,857.43
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	009-452-231

Style of Home:	2 Storey	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Addition,Completely	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic

Legal: LOT 28 SECTION 17 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 20672

Amenities: Air Cond./Central,Garden,Green House,In Suite Laundry

Site Influences: Private Yard,Rural Setting

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Sprinkler - Fire,Water Treatment

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Abv Main 2	Living Room	18'10 x 18'5	Abv Main 2	Bedroom	12'3 x 12'1	Below	Den	11'1 x 13'3
Abv Main 2	Dining Room	11'5 x 11'0	Abv Main 2	Bedroom	11'10 x 12'1	Below	Utility	6'4 x 8'10
Abv Main 2	Kitchen	10'10 x 14'11	Below	Family Room	18'1 x 13'6			
Abv Main 2	Primary Bedroom	15'1 x 13'8	Below	Dining Room	11'5 x 7'7			
Abv Main 2	Walk-In Closet	9'0 x 4'3	Below	Kitchen	10'4 x 9'4			
Abv Main 2	Bedroom	11'9 x 13'8	Below	Bedroom	12'1 x 12'6			
Abv Main 2	Bedroom	11'8 x 13'8	Below	Bedroom	12'1 x 11'3			

Finished Floor (Main):	2,205 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	1,488 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Below	3	Yes
Finished Floor (Total):	3,693 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	717 sqft	Basement:	Full,Fully Finished			
Grand Total:	4,410 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

Don't miss out on this incredible offer! Nestled in a serene, park-like environment, this newly renovated two-story residence offers ultimate privacy and tranquility. Sitting on a 37,026.00 lot this home boasts 7 bedrooms (could be 8) & 4 bathrooms, with a contemporary open-plan main floor that includes a stunning, spacious patio with views of the property. The lower level features a legal suite with 2 bedrooms (could be 3) 1 den and 2 bathrooms, complete with its own laundry & entrance perfect for extended family, multi generational living or as a lucrative rental unit. Electric front gates, A/C for every room upstairs, New well, Septic, Roof, EV charging and much more! Book your private viewing today!