

<b>Depth/Size (ft):</b>	100	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>	100.00	<b>Bathrooms:</b>	4	<b>Age:</b>	51
<b>Lot Area: (sq.ft.)</b>	10,890.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R-1E
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$4,898.14
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	006-512-933

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Septic

**Legal:** LOT 259, PLAN NWP42304, PART SW1/4, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Private Yard,Shopping Nearby

**Features:** Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Microwave,Security - Roughed In,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	Kitchen	9'4 x 8'7	<b>Above</b>	Bedroom	10'7 x 9'2	<b>Main</b>	Other	12'1 x 11'6
<b>Above</b>	Eating Area	8'2 x 6'6	<b>Main</b>	Foyer	11'11 x 11'4	<b>Main</b>	Other	12'1 x 9'2
<b>Above</b>	Dining Room	10'4 x 11'2	<b>Main</b>	Recreation Room	13'2 x 22'3			
<b>Above</b>	Living Room	13'1 x 17'3	<b>Main</b>	Bedroom	13'2 x 16'2			
<b>Above</b>	Primary Bedroom	12'1 x 11'7	<b>Main</b>	Flex Room	11'11 x 10'4			
<b>Above</b>	Walk-In Closet	5'3 x 3'11	<b>Main</b>	Laundry	9'1 x 11'7			
<b>Above</b>	Bedroom	13'2 x 9'0	<b>Main</b>	Other	9'1 x 8'3			

<b>Finished Floor (Main):</b>	1,571 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,247 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other	Above	4	No
<b>Finished Floor (Total):</b>	2,818 sqft	<b>Crawl/Bsmt Height:</b>		Above	2	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,818 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

WOW! Brookwood Beauty, perfect for a home-based business. This large family home sits on a 10,890 sf lot; boasting 4 bedrooms, 3 baths, 2 living rooms, laundry room and flex space. FULLY SEPARATE 'business space' with an add'l bathroom (4 total), welcome area and 2 'service rooms'. Recent upgrades include: Kitchen appliances and countertops (1 year), Washer/Dryer (2 years), Vinyl membrane on deck (1 year), A/C (2 years), newer vinyl plank flooring/carpets, upgraded gas fireplace, updated windows and professional landscaping which includes a beautiful pond/water feature and fruit trees! Huge covered deck, trailer/rv parking, access to yard from both sides of house... Call today for the full features list and to book your private tour!