

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

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	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,CltH Wsh/Dryr/Frdg/Stve/DW,Microwave,Security - Roughed In,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	eXp Realty of Canada, Inc.

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

Finished Floor (Main):	1,247 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,571 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Above	4	No
Finished Floor (Total):	2,818 sqft	Crawl/Bsmt Height:		Above	2	Yes
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,818 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Brookwood family home on a 10,890 sf lot! This home features 2800 sf, 4 beds, 4 baths, 2 living rooms, huge laundry room and flex space, along with a very versatile floor plan on ground level!! Very easy to suite with separate entrance and multiple laundry areas. BONUS: fully separate BUSINESS SPACE with it's own powder room, welcome area and 2 'service rooms' (ask for details on possible uses!). 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, upgraded gas fireplace, updated windows and professional landscaping which includes a beautiful pond/water feature! Huge covered deck, trailer parking w sani-dump, option to add a shop (verify with city). Call today!!