

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1995
Frontage (ft):	52.00	Bathrooms:	3	Age:	29
Lot Area: (sq.ft.)	8,068.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,478.60
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	023-065-281

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1 SECTION 24 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN LMP23065
Amenities:	
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'11 x 15'	Bsmt	Bedroom	10' x 11'2
Main	Kitchen	13'4 x 17'1	Bsmt	Bedroom	6'11 x 18'6
Main	Dining Room	9'9 x 9'4	Bsmt	Kitchen	13'3 x 9'
Main	Walk-In Closet	8'9 x 4'5	Bsmt	Living Room	14'1 x 15'
Main	Primary Bedroom	13'9 x 11'2	Bsmt	Foyer	7'6 x 5'11
Main	Bedroom	10' x 10'			
Main	Bedroom	9'11 x 9'2			

Finished Floor (Main):	1,492 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	992 sqft	Suite:	Legal Suite	Below	4	No
Finished Floor (Total):	2,484 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,484 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This beautiful 5-bedroom, 3-bathroom home on a corner lot is perfect for a growing family. The desirable central location places you close to all amenities and provides easy access to the highway for commuting. Plus, this property offers a 1-bedroom, 1-bathroom legal suite, complete with its own separate laundry and entrance - ideal for generating rental income or providing a comfortable space for in-laws. Bright and airy with ample natural light, this spacious home offers everything you need in a central location! Don't miss out on this fantastic opportunity - call today to schedule your private viewing.