

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

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: None	<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)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,Tile	<b>Fixtures Rmvd:</b>	No

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

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

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.