

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1983
Frontage (ft):	43.00	Bathrooms:	3	Age:	41
Lot Area: (sq.ft.)	9,044.00	Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,945.32
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	003-051-595

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 7 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	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:	Mixed	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community
Legal:	LOT 250 SECTION 29 TOWNSHIP 16 NEW WESTMINSTER DISTRICTPLAN 62153
Amenities:	
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	9'11 x 5'1	Bsmt	Bedroom	10'0 x 8'8
Main	Living Room	16'8 x 13'8	Bsmt	Living Room	12'5 x 12'1
Main	Dining Room	9'8 x 13'1	Bsmt	Dining Room	9'5 x 12'10
Main	Kitchen	10'11 x 13'1	Bsmt	Kitchen	9'9 x 6'0
Main	Bedroom	9'7 x 9'11	Main	Flex Room	9'4 x 9'3
Main	Primary Bedroom	11'10 x 13'2	Below	Other	11'8 x 4'0
Bsmt	Bedroom	11'0 x 14'11			

Finished Floor (Main):	1,374 sqft	# Of Rooms:	13	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	2	Yes
Finished Floor (Bsmt):	1,001 sqft	Suite:		Bsmt	3	No
Finished Floor (Total):	2,375 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	125 sqft	Basement:	Fully Finished			
Grand Total:	2,500 sqft	Beds In Bsmt:	2 / 4			
		# Of Pets:				

Come see your own peace of paradise! This large 9000+ sqft lot backs on to Rotary Park, and with the landscaping it feels like you're in your own world. Enjoy your coffee with the humming birds out back while listening to the ponds waterfall. You'll find 2 bedrooms upstairs and a fully renovated kitchen. You can enter the basement from outside where you'll find 2 more bedrooms and a large living room. Take a quick drive to all amenities and a 2 minute walk to the park, you cannot get more central than this home!