

<b>Depth/Size (ft):</b>	105.00	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1970
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	3	<b>Age:</b>	54
<b>Lot Area: (sq.ft.)</b>	6,324.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RD3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,534.29
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	007-067-593

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 783, PLAN NWP34655, DISTRICT LOT 440, GROUP 2, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Shared Laundry

**Site Influences:** Private Yard

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Planet Group Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'	Bsmt	Kitchen	9'6 x 8'
Main	Kitchen	12' x 9'	Bsmt	Bedroom	10' x 8'
Main	Dining Room	10'6 x 10'	Bsmt	Bedroom	10'6 x 9'6
Main	Primary Bedroom	12' x 11'			
Main	Bedroom	10'6 x 10'			
Main	Bedroom	10' x 9'			
Bsmt	Living Room	18' x 12'			

<b>Finished Floor (Main):</b>	1,190 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	910 sqft	<b># Of Kitchens:</b>	2	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Bsmt	4	No
<b>Finished Floor (Total):</b>	2,100 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Separate Entry			
<b>Grand Total:</b>	2,100 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

All measurements and age are approximate. Buyer/buyer's agent to verify if important.