

<b>Depth/Size (ft):</b>	223	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	100.00	<b>Bathrooms:</b>	3	<b>Age:</b>	45
<b>Lot Area: (sq.ft.)</b>	22,651.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,524.66
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	004-620-461

<b>Style of Home:</b>	3 Level Split	<b>Parking:</b>	Total: 10 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Triple,Other
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<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>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : VIEWS
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Natural Gas
<b>Legal:</b>	LOT 116, PLAN NWP51506, DISTRICT LOT 51, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Paved Road,Private Setting,Private Yard,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Oven - Built In,Security System,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'7 x 15'3	Below	Bedroom	19'3 x 15'10
Main	Dining Room	12'3 x 11'1	Below	Family Room	12' x 12'
Main	Kitchen	15'10 x 11'3			
Above	Primary Bedroom	20'10 x 19'4			
Above	Bedroom	15'9 x 12'1			
Above	Bedroom	10'6 x 10'3			
Above	Bedroom	10'6 x 8'7			

<b>Finished Floor (Main):</b>	772 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,390 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	861 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Above	4	No
<b>Finished Floor (Total):</b>	3,023 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	3,023 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Welcome to your new home! This updated, well maintained home on over half an acre of landscaped paradise also has a view and is perfect for your family. Almost 3000 sq ft of living space with a huge master bedroom with a patio and view with spa like ensuite. This home has enough room for everyone with 4 or could be 5 bedroom and needs nothing. New roof, new on demand hot water, air conditioning, newer appliances, newer furnace, alarm system with cameras. Space for all your cars with a 4 car garage and lots of parking. Enjoy the private back yard with large patio area, hot tub with gazebo and in-ground sprinkler system. Don't miss this one!