

Depth/Size (ft):	128	Bedrooms:	4	Approx. Year Built:	1984
Frontage (ft):	40.00	Bathrooms:	4	Age:	40
Lot Area: (sq.ft.)	7,815.00	Full Baths:	2	Zoning:	RS3-1
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$5,018.09
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	003-365-255

Style of Home:	3 Level Split	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double, Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Mixed, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 415 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 63645
Amenities:	In Suite Laundry
Site Influences:	Central Location, Cul-de-Sac, Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Storage Shed, Vacuum - Built In, Wet Bar
Bylaw Restrict:	
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 20'6	Above	Bedroom	10'7 x 11'10
Main	Dining Room	8'8 x 9'9	Above	Bedroom	9'2 x 13'4
Main	Kitchen	9'6 x 12'8	Above	Bedroom	6'11 x 10'6
Main	Eating Area	8'9 x 11'2	Below	Recreation Room	20'11 x 26'6
Main	Foyer	5'7 x 6'3	Below	Den	10'11 x 12'2
Main	Laundry	6'2 x 13'10	Below	Bar Room	6'5 x 9'4
Above	Primary Bedroom	13' x 14'	Below	Utility	4'2 x 8'9

Finished Floor (Main):	1,067 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	970 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	879 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Abv Main 2	2	Yes
Finished Floor (Total):	2,916 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	2,916 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Original builders own custom home in a quiet cul de sac conveniently located near hospital, shopping, restaurants, transit, schools and Mill Lake. 2 x 6 construction with several built-ins and custom features. Huge living room, spacious kitchen with an abundance of cabinets, custom pantry, granite counters and stainless steel appliances. Funky kids bedroom with loft could also be used as an office. Large laundry room. Newer laminate floors on main floor. New roof in 2016 and H2O tank in 2023. Downstairs has a huge rec room, den, 4 piece bath and wet bar and could be suited with access through garage. Long driveway provides for parking of up to six cars and a massive double garage with room for additional workshop space. 8 x 10 shed and a large wood deck with gazebo to entertain on.