

Depth/Size (ft):	131.9	Bedrooms:	4	Approx. Year Built:	1972
Frontage (ft):	77.10	Bathrooms:	3	Age:	52
Lot Area: (sq.ft.)	10,170.00	Full Baths:	1	Zoning:	R-1E
Flood Plain:		Half Baths:	2	Gross Taxes:	\$4,609.69
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	005-372-852

Style of Home:	Basement Entry,Split Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum,Stucco,Wood	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Brookwood
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 128, PLAN NWP40601, PART SE1/4, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'5 x 10'8	Bsmt	Bedroom	13'1 x 10'2
Main	Dining Room	10'6 x 7'11	Bsmt	Recreation Room	12'9 x 11'7
Main	Living Room	15'9 x 13'1	Bsmt	Family Room	12'9 x 12'1
Main	Primary Bedroom	13'1 x 10'6	Bsmt	Laundry	11' x 8'9
Main	Flex Room	15'8 x 13'7	Below	Foyer	5' x 3'4
Main	Bedroom	9'11 x 8'7			
Main	Bedroom	13'5 x 9'5			

Finished Floor (Main):	1,354 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	1	Yes
Finished Floor (Bsmt):	1,376 sqft	Suite:	None	Bsmt	2	No
Finished Floor (Total):	2,730 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,730 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Solid 2730sf split entry home on a flat rectangular 10170sf lot (77X131) in a great area of Brookwood. Kitchen/dng rm w/access to your balcony w/new stairs, a lvg rm w/custom cedar accents & wood f/p. Upstairs features 3 spacious bdrms, primary w/a bonus room + shower. 4 piece main bthrm. Then the basement - a rec rm w/wood fp, a family rm, w/bi cabinets, a large bdrm, a powder room, then walk into your extra long single garage w/access to a wi workshop and huge storage area. Under the deck in the backyard has a bonus room to the far side. So much potential for this home! Single garage w/lots of apron parking, including a side area for your RV or toys! Backyard is accessible from both sides of the home. Updates are main bthrm floor, custom tub tile work, glass doors. Some updated plumbing