

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1979
Frontage (ft):	60.00	Bathrooms:	2	Age:	45
Lot Area: (sq.ft.)	9,167.00	Full Baths:	2	Zoning:	SFR
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,234.07
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	005-459-672

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer
Legal:	LOT 323, PLAN NWP56519, PART SW1/4, SECTION 33, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

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

Finished Floor (Main):	1,061 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	717 sqft	# Of Levels:	2	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other			
Finished Floor (Total):	1,778 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,778 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Massive 9167sqft fully fenced private yard with a spacious covered deck in a prime location. Immaculately kept 4 Bedroom home with updated flooring, renovated kitchen, fresh paint, and updated washrooms. Lane access in the back with lots of parking up front. This home is perfect for first-time buyers, investors, or builders. It can serve as an income-generating property with potential for a separate suite with its own access. Shopping and transit close by. Move into your beautifully updated home today and plan your dream home for tomorrow!