

Depth/Size (ft):	22.6x7.7x24x5x35.5	Bedrooms:	6	Approx. Year Built:	2006
Frontage (ft):	34.45	Bathrooms:	5	Age:	18
Lot Area: (sq.ft.)	6,925.00	Full Baths:	4	Zoning:	SFD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,776.00
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	026-688-727

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Tile - Composite	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 3, PLAN BCP24046, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Cleared,Cul-de-Sac,Lane Access
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Global Force Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'8"	Main	Laundry	4'10 x 10'	Above	Bedroom	12' x 11'6"
Main	Kitchen	15' x 14'	Main	Living Room	12' x 10'	Above	Bedroom	13' x 14'
Main	Wok Kitchen	5'8 x 8'	Main	Kitchen	8' x 7'	Above	Bedroom	12'8 x 14'
Main	Dining Room	11' x 11'	Main	Bedroom	10' x 10'			
Main	Family Room	14'10 x 14'	Above	Primary Bedroom	15' x 15'			
Main	Nook	8' x 10'	Above	Bedroom	10'10 x 14'6"			
Main	Media Room	13'4 x 16'						

Finished Floor (Main):	2,105 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,562 sqft	# Of Kitchens:	3	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	2	No
Finished Floor (Total):	3,667 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,667 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

2 storey home in heart of West Newton with 1 bedroom unauthorized suites, large theatre room. Good size family room, kitchen with large island for your cooking, spice kitchen. 3667 sq.ft. with back lane access. Almost 7000 sq.ft. lot, 5 bedrooms and 3 full bath upstairs, Bonus storage shed in the backyard. Easy to show.