

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	2012
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	5	<b>Age:</b>	12
<b>Lot Area: (sq.ft.)</b>	9,966.00	<b>Full Baths:</b>	5	<b>Zoning:</b>	RD3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,716.63
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	002-213-320

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport & Garage
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>		<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 248, PLAN NWP38788, SECTION 25, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,Storage
<b>Site Influences:</b>	
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Storage Shed,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	London Pacific, London Pacific

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	16'1 x 14'4	Above	Bedroom	18'2 x 14'4	Bsmt	Bedroom	10' x 10'
Main	Eating Area	15'4 x 11'6	Above	Bedroom	13'2 x 14'8	Bsmt	Kitchen	21'1 x 12'
Main	Kitchen	13'2 x 12'6	Above	Bedroom	13'2 x 10'1			
Main	Kitchen	5' x 10'2	Above	Bedroom	13'2 x 10'1			
Main	Living Room	11'8 x 16'8	Below	Media Room	16'1 x 13'1			
Main	Foyer	6'8 x 14'	Below	Bedroom	10'4 x 10'8			
Main	Dining Room	12'1 x 11'	Bsmt	Bedroom	11'8 x 10'8			

<b>Finished Floor (Main):</b>	1,290 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,286 sqft	<b># Of Kitchens:</b>	3	Above	3	Yes
<b>Finished Floor (Below):</b>	1,290 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	3	Yes
<b>Finished Floor (Total):</b>	3,866 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished	Bsmt	3	No
<b>Grand Total:</b>	3,866 sqft	<b>Beds In Bsmt:</b>	2 / 7			
		<b># Of Pets:</b>				

Situated on a rare 10,000 sq.ft. lot, this home offers a spacious main floor with a modern kitchen, breakfast nook, and formal dining room. The family room and living room provide ample space for gatherings. The upper floor features a master bedroom with an ensuite and three additional bedrooms. The basement includes a home theatre, guest bedroom, and a secondary suite currently rented for \$1,300/month, viewable on second showings. Total floor area: 3,866 sq.ft. Contact us for more details.