

Depth/Size (ft):	141.30	Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	48.85	Bathrooms:	3	Age:	37
Lot Area: (sq.ft.)	7,004.00	Full Baths:	2	Zoning:	R-1C
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,817.97
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	007-710-356

Style of Home:	2 Storey,3 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,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:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 28, PLAN NWP74610, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Storage Shed,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	12'11 x 16'3	Above	Primary Bedroom	14'3 x 13'8
Main	Dining Room	13'11 x 10'0	Above	Walk-In Closet	5'9 x 4'6
Main	Kitchen	10'6 x 12'3	Above	Bedroom	10'6 x 12'4
Main	Eating Area	9'1 x 10'7	Above	Walk-In Closet	3'10 x 3'9
Main	Living Room	20'0 x 12'3	Above	Bedroom	9'7 x 12'7
Main	Office	10'7 x 9'9			
Main	Foyer	3'2 x 6'1			

Finished Floor (Main):	1,221 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	731 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,952 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,952 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Summer is here! Why not enjoy it in your above ground pool, hot tub & the complete privacy of your west facing 7006 sq ft lot! This 3 level split has been renovated & is the perfect family home! Just under 2000 sq ft, 3 bdrms, 3 bthrms (w/ heated flrs) plus den ! The main flr offers formal living/ dining rm & leads to the gorgeous newer kitchen w/ plenty of white cabinetry, heated flrs & S/S appliances. The casual dining area heads to the family rm w/ built ins & sliders open to the massive covered deck, & the private yard complete w/ 8x12 powered shed! There is a convenient powder rm & den/flex space is great if working from home. Head up to the 3 well sized bdrms, & primary suite w/ walk in closet & beautiful ensuite. Updates include windows, furnace, A/C, H/E H/W tank, roof, & more!