

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1976
Frontage (ft):	79.76	Bathrooms:	2	Age:	48
Lot Area (sq.ft.):	7,524.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,864.27
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	006-405-151

Style of Home:	Basement Entry,Split Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 116, PLAN NWP49956, SECTION 27, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Cul-de-Sac,Private Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 12'0	Bsmt	Bedroom	8'8 x 12'0
Main	Dining Room	11'0 x 10'0	Bsmt	Laundry	12'0 x 8'0
Main	Kitchen	13'0 x 11'0	Bsmt	Family Room	12'0 x 16'
Main	Primary Bedroom	13'0 x 16'0	Bsmt	Den	10' x 10'
Main	Bedroom	11'0 x 9'0			
Main	Bedroom	10'0 x 9'0			
Main	Family Room	15'6 x 10'0			

Finished Floor (Main):	1,240 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	808 sqft	Suite:	None			
Finished Floor (Total):	2,048 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,048 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Location, location, location! This Basement style/ split entry sits on a beautiful rectangular lot with nice frontage (74 x 102) in excellent Fleetwood location. Upstairs has been updated with a nice open floorplan, maple shaker cabinets in kitchen with stainless appliances, granite counters and additional family room of the back of the house. Updated upstairs bathroom that joins the primary bedroom. 3 bedrooms upstairs, 1 bedroom downstairs (could be 2) and easily suited with separate entrance, and additional living area/rec space as well as a finished 3 pc washroom. Just painted inside, windows have been updated, newer rubber coated driveway, updated furnace and New H/W tank.