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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 147.5 | Bedrooms: | 4 | Approx. Year Built: | 1985 |
| Frontage (ft): | 60.00 | Bathrooms: | 4 | Age: | 39 |
| Lot Area: (sq.ft.) | 8,850.00 | Full Baths: | 3 | Zoning: | RS1 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$4,947.89 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | | | | P.I.D.: | 000-451-002 |

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|-------------------------|-----------------------------------|-------------------------|--|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 6 - Covered: 1 |
| Construction: | Concrete Frame,Frame - Wood,Other | Covered Parking: | 1 |
| Exterior: | Brick,Mixed,Vinyl | Parking Access: | Front,Side |
| Foundation: | | Parking: | Add. Parking Avail.,Garage; Single,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | Completely | Units in Dev: | |
| # of Fireplaces: | 4 - Fuel: Natural Gas,None | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Electric,Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Mixed,Tile | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 64 NORTH EAST QUARTER SECTION 29 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 66359

Amenities: In Suite Laundry,Recreation Center,Swirlpool/Hot Tub

Site Influences: Central Location

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Smoke Alarm,Vacuum - Built In,Wet Bar

Bylaw Restrict:

Listing Broker(s): SRS Panorama Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|--------------|-----------------|---------------|--------------|-------------|---------------|--------------|-----------------|---------------|
| Above | Primary Bedroom | 15'50 x 14'10 | Above | Kitchen | 12'10 x 09'60 | Below | Recreation Room | 14'80 x 35'60 |
| Above | Walk-In Closet | 07'20 x 06'20 | Above | Dining Room | 11'10 x 10'30 | Below | Bedroom | 21'10 x 13'50 |
| Above | Bedroom | 11'40 x 11'10 | Above | Living Room | 14'10 x 13'40 | Below | Storage | 17'00 x 07'80 |
| Above | Bedroom | 11'10 x 11'10 | Above | Foyer | 06'30 x 04'11 | Below | Wine Room | 06'90 x 07'70 |
| Main | Den | 08'70 x 10'10 | Above | Office | 10'90 x 17'20 | | | |
| Main | Family Room | 14'10 x 14'10 | Above | Storage | 07'30 x 04'40 | | | |
| Above | Eating Area | 07'10 x 10'10 | Above | Laundry | 08'50 x 06'00 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|--------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,509 sqft | # Of Rooms: | 18 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 806 sqft | # Of Kitchens: | 1 | Above | 3 | Yes |
| Finished Floor (Below): | 1,315 sqft | # Of Levels: | 3 | Above | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | Unauthorized Suite | Main | 2 | No |
| Finished Floor (Total): | 3,630 sqft | Crawl/Bsmt Height: | | Below | 3 | No |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished | | | |
| Grand Total: | 3,630 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

PRICED TO SELL! Central location solid home with 5 bedrooms and 4 washrooms at huge lot. Top rated renovated. Great neighborhood that's close to shopping, schools and city center. Enjoy the Extremely Private back yard, with large Theater room in basement with a amazing WET BAR, great for hosting get togethers. Separate entry fully finished basement. Showing anytime, Touch base for showing slot.

