

Depth/Size (ft):	130.15	Bedrooms:	6	Approx. Year Built:	1974
Frontage (ft):	30.00	Bathrooms:	3	Age:	50
Lot Area: (sq.ft.)	9,148.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,520.39
Rear Yard Exp:	North			For Tax Year:	2022
View:				P.I.D.:	007-111-541

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	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,Tile,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 291 DISTRICT LOT 277 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 43797

Amenities:

Site Influences: Cul-de-Sac

Features:

Bylaw Restrict:

Listing Broker(s): eXp Realty, eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 13'7	Main	Bedroom	10'8 x 9'7	Below	Foyer	6'10 x 2'10
Main	Dining Room	15'7 x 11'1	Main	Patio	13'9 x 11'4			
Main	Kitchen	9'9 x 7'1	Below	Family Room	17'9 x 11'8			
Main	Eating Area	9'9 x 8'6	Below	Bedroom	15'0 x 12'9			
Main	Office	10'3 x 9'9	Below	Laundry	10'9 x 6'4			
Main	Primary Bedroom	11'5 x 13'2	Below	Bedroom	11'8 x 10'3			
Main	Bedroom	9'10 x 9'7	Below	Bedroom	9'3 x 9'3			

Finished Floor (Main):	1,444 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,067 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,511 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,511 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Perfect family home, Westside featuring 6 beds and 3 baths, situated on just under a 1/4 acre lot in a tranquil cul-de-sac. RV parking and a fully fenced yard w drive-thru access, potential for a detached garage. Main floor offers a spacious living room filled w natural light & a cozy gas fireplace. A generous kitchen, & a covered rear patio that opens to a sprawling private backyard w an above-ground pool. Bonus den/office w ample sunlight streaming through large windows. Downstairs features a separate entry, along w a large family room. 450 sq.ft double Car garage/workshop w 220 power! Located just a pathway away from the Maple Ridge Elementary School. Walking distance to a all shopping levels. It presents a myriad of opportunities awaiting its next family to create memories!