

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1951
Frontage (ft):	66.27	Bathrooms:	2	Age:	73
Lot Area: (sq.ft.)	8,830.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,781.36
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	011-350-181

Style of Home:	2 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 6
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 23, PLAN NWP8777, NEW WESTMINSTER LAND DISTRICT, DIVISION J

Amenities: Pool; Outdoor

Site Influences: Central Location,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 15'7	Below	Laundry	10'1 x 9'5
Main	Dining Room	13'2 x 8'7			
Main	Kitchen	12'5 x 10'11			
Main	Primary Bedroom	12'4 x 12'6			
Main	Bedroom	10'5 x 10'8			
Main	Bedroom	10'5 x 10'2			
Main	Family Room	15'9 x 14'4			

Finished Floor (Main):	1,790 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	754 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	2,544 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Unfinished			
Grand Total:	2,544 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Step into this fully renovated mid-century gem! This 3 bed, 2 bath, 2,544 sq ft home charms with a spacious living room and exposed brick wall. The kitchen boasts stainless steel appliances, white oak cabinets, and sleek waterfall countertops. No expense was spared: a new metal roof, upgraded plumbing, furnace, water on demand, and smart systems ensure comfort and security. Outside, a new cedar fence encloses a private oasis with a revitalized pool, solar shower, and outdoor washroom. Enjoy the 8,830 sq ft lot with ample parking for an RV or boat, plus a large deck with natural gas hookups. Steps from schools, 10 minutes from the highway, and 5 minutes to downtown. Potential Duplex or Subdivision (check with city hall).