

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1992
Frontage (ft):	102.69	Bathrooms:	4	Age:	32
Lot Area: (sq.ft.)	7,467.00	Full Baths:	3	Zoning:	RF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,308.03
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	015-879-356

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	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:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 36 SECTION 22 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICTPLAN 84559

Amenities:

Site Influences: Central Location

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'9 x 5'11	Above	Primary Bedroom	13'6 x 14'1	Bsmt	Recreation Room	13'2 x 20'6
Main	Living Room	13'4 x 15'2	Above	Walk-In Closet	4'10 x 5'1	Bsmt	Bedroom	8'7 x 12'11
Main	Family Room	9'11 x 11'11	Above	Bedroom	10'9 x 11'2	Bsmt	Laundry	10'2 x 4'10
Main	Eating Area	6'11 x 8'11	Above	Bedroom	9'10 x 8'11			
Main	Kitchen	8'10 x 11'10	Above	Bedroom	9'0 x 15'6			
Main	Dining Room	9'1 x 10'9	Bsmt	Kitchen	11'6 x 6'2			
Main	Laundry	8'1 x 7'7	Bsmt	Bedroom	9'5 x 11'3			

Finished Floor (Main):	1,013 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	854 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	918 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	2,785 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,785 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Fraser Heights 2 level and basement home with 6 bedrooms and 4 bathrooms. Crown molding throughout. Very well maintained home. New flooring, formal living room/dining room combination. New kitchen, granite countertop with tiles backsplash. Large island, eating room and large pantry. Family room off the kitchen. Upstairs with 4 large bedrooms. Primary with walk-in closet and 4 piece ensuite. Basement with self contained 2 bedroom suite with own washer and dryer. Seperate entrance and private patio. Long term month to month tenants would like to stay. Nice 7400 sqft lot with RV parking and workshop.