

Depth/Size (ft):	131.59	Bedrooms:	4	Approx. Year Built:	1972
Frontage (ft):	76.80	Bathrooms:	3	Age:	52
Lot Area: (sq.ft.)	10,133.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,014.00
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	008-455-163

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single
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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity
Legal:	LOT 106 SECTION 31 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICTPLAN 37852
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'6 x 7'0	Above	Eating Area	9'1 x 8'2	Main	Patio	26'7 x 20'10
Main	Recreation Room	12'11 x 37'11	Above	Kitchen	9'0 x 6'4	Above	Walk-In Closet	4'3 x 4'3
Main	Bedroom	9'1 x 16'11	Above	Family Room	12'6 x 16'11			
Main	Mud Room	12'3 x 8'7	Above	Primary Bedroom	12'1 x 11'5			
Main	Utility	8'10 x 7'1	Above	Bedroom	13'2 x 8'11			
Above	Living Room	12'9 x 16'7	Above	Bedroom	10'2 x 9'0			
Above	Dining Room	12'1 x 11'1	Above	Patio	22'2 x 20'9			

Finished Floor (Main):	1,191 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,432 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	2	Yes
Finished Floor (Total):	2,623 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,623 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

OPEN HOUSE Saturday June 22 1-3PM & SUNDAY June 23 1-4PM This large 10,000+ sqft lot is in pristine shape with plenty of parking for all of your family members. 3 large storage sheds to house all of your toys and garden supplies. The ground level of this home is easily suited (currently the mudroom has a fridge and sink - just add a stove). This 2,413 sqft home is in mostly original condition with some upgrades over the years. Bring your ideas for this large lot and create a perfect family home (with income helper) or use it for multi-generational living.