

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1991
Frontage (ft):	59.40	Bathrooms:	4	Age:	33
Lot Area: (sq.ft.)	7,623.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	013-626-311

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Sandy Hill

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

Legal: LOT 4 SECTION 25 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 80984

Amenities: In Suite Laundry

Site Influences: Private Setting,Private Yard,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Breakside Real Estate Group

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 13'2	Main	Foyer	9'6 x 8'1	Bsmt	Family Room	17'4 x 10'7
Main	Dining Room	13'4 x 9'3	Above	Primary Bedroom	12' x 14'	Bsmt	Bedroom	15' x 8'5
Main	Kitchen	9'4 x 11'4	Above	Walk-In Closet	5'9 x 5'	Bsmt	Den	14'11 x 12'5
Main	Eating Area	8'8 x 11'4	Above	Bedroom	11'1 x 9'10	Bsmt	Storage	10'4 x 7'7
Main	Family Room	14'11 x 14'7	Above	Bedroom	11'1 x 9'11			
Main	Den	9' x 11'5	Above	Games Room	20'3 x 14'			
Main	Laundry	9' x 10'	Bsmt	Laundry	8'11 x 11'7			

Finished Floor (Main):	1,175 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,050 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,175 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,400 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,400 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to Sandy Hill. This 2 storey with basement home sits on a very private, flat West facing, 7613 sqft lot backing onto green space. Plenty of parking with the Double Garage & room for the RV. The main floor offers a living room & dining up front, with separate family room, kitchen and eating area off the back. The main floor den would be great for a home office. Top floor has a spacious Primary bedroom with ensuite & walk-in closet, 2 additional bedrooms + a large games room! Lots of potential in this home! School catchments are Sandy Hill Elementary, Clayburn Middle & Robert Bateman Secondary.