

Depth/Size (ft):	163.25	Bedrooms:	7	Approx. Year Built:	1972
Frontage (ft):	60.04	Bathrooms:	3	Age:	52
Lot Area: (sq.ft.)	9,822.00	Full Baths:	3	Zoning:	RD3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,652.27
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	000-702-528

Style of Home:	Split Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - 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,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas

Legal: LOT 266 SECTION 13 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 39174

Amenities:

Site Influences: Private Yard,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 14'8	Below	Living Room	16'2 x 12'2
Main	Dining Room	10'1 x 9'8	Below	Bedroom	10'0 x 13'2
Main	Kitchen	10'10 x 16'2	Below	Laundry	6'8 x 6'6
Main	Primary Bedroom	12'6 x 10'10	Below	Bedroom	8'7 x 10'8
Main	Bedroom	10'11 x 9'5	Below	Bedroom	10'0 x 14'7
Main	Bedroom	9'5 x 9'11	Below	Bedroom	11'8 x 10'0
Main	Porch (enclosed)	22'0 x 15'9			

Finished Floor (Main):	1,248 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,036 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,284 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,284 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

Almost 10,000 sqft lot in Sunshine Hills Woods North Delta with shared lane allowance of almost 10,000 sqft. This well maintained 7 bedroom home is perfect for a family as well as potential for an inlaw suite or mortgage helper. Owners have lovingly cared for this home and enjoy the newly renovated kitchen, covered sun deck, private fully fenced yard featuring fruit trees and grape vines, abundance of storage space (room for a trampoline) and wonderful neighbours. Close to lots of shopping options. New roof in 2019. Zoned RD3 DUPLEX_SINGLE DETACHED RES