

<b>Depth/Size (ft):</b>	105	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>	49.00	<b>Bathrooms:</b>	3	<b>Age:</b>	36
<b>Lot Area: (sq.ft.)</b>	5,140.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,445.75
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	000-813-133

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 116, PLAN NWP68469, SECTION 7, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	Cul-de-Sac,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 16'9"	Below	Dining Room	13'6" x 10'
Main	Dining Room	9' x 13'6"	Below	Living Room	13'6" x 18'
Main	Living Room	11'7" x 13'6"	Below	Office	6' x 10'
Main	Primary Bedroom	12' x 13'	Below	Bedroom	12'6" x 15'2"
Main	Bedroom	9' x 12'6"	Below	Laundry	6' x 8'
Main	Bedroom	10' x 11'			
Below	Kitchen	13'6" x 11'5"			

<b>Finished Floor (Main):</b>	1,311 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	2	Yes
<b>Finished Floor (Below):</b>	1,051 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Below	4	No
<b>Finished Floor (Total):</b>	2,362 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,362 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Excellent location featuring this very well maintained basement entry home on a quite cul-de-sac close to schools, shopping and all amenities. This home features 3 bedrooms up including an ensuite in the primary bedroom, bright spacious living room and dining area. The large kitchen includes an eating area, upstairs has been freshly painted, located right off the kitchen is a large balcony overlooking the private backyard. The Downstairs features a large one bedroom in law suite with separate entrance. Great family home.