

Depth/Size (ft):	92.5	Bedrooms:	5	Approx. Year Built:	1997
Frontage (ft):	64.90	Bathrooms:	4	Age:	27
Lot Area: (sq.ft.)	6,003.00	Full Baths:	3	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,918.09
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	023-656-522

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Lane
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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : Queens Park
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 2, SUB BLOCK 5, PLAN LMP31434, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Lane Access,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Range Top
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 16'2	Above	Bedroom	10'11 x 10'8
Main	Dining Room	11'4 x 12'2	Above	Bedroom	14'4 x 10'2
Main	Kitchen	13'5 x 9'8	Above	Bedroom	9'4 x 10'3
Main	Family Room	13'0 x 13'2	Above	Laundry	5'11 x 9'6
Main	Mud Room	6'4 x 5'8	Above	Walk-In Closet	4'9 x 9'6
Main	Pantry	5'3 x 3'0	Bsmt	Bedroom	9'1 x 9'10
Above	Primary Bedroom	19'3 x 11'4	Bsmt	Recreation Room	13'0 x 22'2

Finished Floor (Main):	1,220 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,100 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,166 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Above	4	Yes
Finished Floor (Total):	3,486 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Fully Finished			
Grand Total:	3,486 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

STUNNING 5 BED, 4 BATH HOME IN QUEENS PARK. This New Hampshire Beach style residence is move-in ready situated right across the street from highly sought-after Queens Park. The property boasts a beautiful formal living room with gas fireplace, large kitchen equipped with high-end stainless steel appliances and pantry nook, luxurious ensuite recently updated and private backyard oasis perfect for summer BBQs. The basement offers potential for an easy suite conversion with a separate entrance. Simply turn the key, and settle into this impeccably maintained home with no further updates needed. Don't miss out on this rare opportunity in Queens Park! Join us for the first OPEN HOUSE on July 6th from 2-4pm.