

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!