

Depth/Size (ft):	0	Bedrooms:	4	Approx. Year Built:	1967
Frontage (ft):		Bathrooms:	3	Age:	57
Lot Area: (sq.ft.)	7,130.00	Full Baths:	3	Zoning:	RS-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,231.95
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	002-492-156

Style of Home:	Split Entry	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	Yes : MOUNTAIN
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer
Legal:	LOT 404, PLAN NWP30158, DISTRICT LOT 232, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 11'1	Below	Bedroom	10'7 x 10'6
Main	Dining Room	9'2 x 9'1	Below	Flex Room	10'2 x 7'2
Main	Kitchen	11'5 x 11'3	Below	Laundry	6'3 x 5'
Main	Primary Bedroom	13'4 x 11'1			
Main	Bedroom	10'6 x 9'8			
Main	Bedroom	9'8 x 9'5			
Below	Family Room	14'9 x 11'5			

Finished Floor (Main):	1,268 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	717 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	1,985 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,985 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

You will love this beautiful home on a quiet cul-de-sac. This property is turn key with tastefully done upgrades throughout. The main floor offers an updated open floor plan with gourmet kitchen and high end appliances, newer hardwood floors, and incredible bathrooms with marble countertops in both the main bath and en-suite. The lower level includes a cozy family room with gas fireplace and a flex room that could easily be a fourth bedroom. Top it off with another full bathroom and huge laundry room including counters and sink for easy conversion into another kitchen. The mountain/valley view is spectacular! Call today to see this fantastic centrally located gem! Open House Sunday June 30th 12-2PM