

Depth/Size (ft):	IRREG	Bedrooms:	5	Approx. Year Built:	1981
Frontage (ft):	15.00	Bathrooms:	3	Age:	43
Lot Area: (sq.ft.)	12,864.00	Full Baths:	3	Zoning:	R558
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,604.72
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	001-844-717

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Double,Other,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Wood	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(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,Sanitary Sewer,Water

Legal: LOT 2 SECTION 29 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 59311

Amenities:

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	27'9 x 17'10	Above	Living Room	18'2 x 14'2
Main	Kitchen	10'2 x 11'7	Above	Kitchen	15'8 x 9'9
Main	Dining Room	14'6 x 20'7	Above	Dining Room	10'10 x 10'5
Main	Bedroom	10'1 x 12'4	Above	Primary Bedroom	12'5 x 13'8
Main	Bedroom	11'3 x 12'10	Above	Walk-In Closet	7'7 x 5'10
Main	Utility	8'9 x 12'10	Above	Bedroom	10'10 x 10'8
Main	Foyer	9'3 x 10'7	Above	Bedroom	11'8 x 10'9

Finished Floor (Main):	1,918 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,393 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,311 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	3,311 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Private Oasis only 5 minutes to town! Multi-generational living! A total of 5 beds and 3 baths. The main floor is bright, clean and open. 3 bedrooms up. Walk-in closet and ensuite off of master. The lower level is a huge suite with kitchen, 2 bedrooms, open dining area and an enormous living room that steps out to a completely private yard.

