

Depth/Size (ft):	111.51	Bedrooms:	3	Approx. Year Built:	1995
Frontage (ft):	60.61	Bathrooms:	3	Age:	29
Lot Area: (sq.ft.)	7,015.00	Full Baths:	2	Zoning:	RF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,505.36
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	019-028-547

Style of Home:	3 Storey,3 Storey w/Bsmt	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	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:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Concrete,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Fleetwood
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 3, PLAN LMP19658, PART NW1/4, SECTION 23, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,Storage
Site Influences:	Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 12'11	Main	Patio	17'4 x 9'9	Bsmt	Recreation Room	17'2 x 11'9
Main	Dining Room	14'7 x 10'6	Above	Primary Bedroom	16'7 x 11'11	Bsmt	Utility	19'9 x 9'5
Main	Family Room	23'10 x 11'11	Above	Study	10'2 x 7'4	Bsmt	Wine Room	8'8 x 6'6
Main	Den	10'2 x 9'5	Above	Bedroom	13'2 x 11'5	Bsmt	Hobby Room	22'8 x 11'11
Main	Kitchen	11'11 x 11'11	Above	Bedroom	12'1 x 9'11	Bsmt	Nook	15'11 x 9'10
Main	Nook	10'2 x 7'1	Above	Games Room	16'3 x 13'9	Bsmt	Patio	17'6 x 9'11
Main	Laundry	7' x 6'7	Bsmt	Workshop	15'11 x 11'11			

Finished Floor (Main):	1,379 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,246 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	42	No
Finished Floor (Total):	2,625 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	1,357 sqft	Basement:	Full,Unfinished			
Grand Total:	3,982 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Original owners had this 3982 sq.ft. house built for themselves. 2 story plus unfinished basement with 3 bedrooms plus games room up, with a den on the main floor. This walk-out basement is unfinished and ready for your ideas. House in a very quiet and popular area of Fleetwood. Some updates include a new roof in 2017, some flooring and paint. Priced to sell. Bring your offers.