

Depth/Size (ft):	111.30	Bedrooms:	4	Approx. Year Built:	2018
Frontage (ft):	33.00	Bathrooms:	3	Age:	6
Lot Area: (sq.ft.)	3,673.00	Full Baths:	3	Zoning:	R1-C
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,443.18
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	030-193-371

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Other	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - 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:	Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 1, PLAN EPP69038, DISTRICT LOT 334, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal Pacific Realty Corp., LeHomes Realty Premier

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 19'3	Below	Kitchen	10' x 8'9
Main	Kitchen	10' x 13'6	Below	Bedroom	10' x 11'7
Main	Dining Room	10'6 x 13'6			
Main	Primary Bedroom	13'4 x 12'			
Main	Bedroom	10'3 x 11'9			
Main	Bedroom	10'3 x 11'9			
Below	Living Room	11'5 x 11'			

Finished Floor (Main):	1,440 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	930 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,370 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,370 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to this beautiful and bright home in a family friendly neighborhood. Over 2300 sqft on 2 floors with 4 bedrooms & 3 bathrooms. The open floor plan gives more space for entertaining and family gatherings. Gorgeous vaulted ceiling in the main lvng and kitchen area with quartz countertops and stainless steel appliances in the kitchen. Enjoy year-round the large covered deck overlooking the backyard and fully fenced private yard. The 1 bedroom suite comes with its own separate entrance & private patio to enjoy or for rental. Located centrally close to all level of schools, parks, transit, shopping, and Hwy 1. OPEN HOUSE SUNDAY 30TH 2-4 PM