

Depth/Size (ft):	141	Bedrooms:	5	Approx. Year Built:	2021
Frontage (ft):	31.00	Bathrooms:	6	Age:	3
Lot Area (sq.ft.):	4,425.00	Full Baths:	4	Zoning:	RQ-1
Flood Plain:	Yes	Half Baths:	2	Gross Taxes:	\$6,559.35
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	030-229-561

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Stone,Vinyl	Parking Access:	Front,Lane
Foundation:		Parking:	Garage; Single,Open
Rain Screen:	Partial	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Other	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View: Yes : RIVER, MOUNTAIN, CITY

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 18, PLAN EPP69724, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Assisted Living

Site Influences: Central Location,Lane Access,Shopping Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Heat Recov. Vent.,Security - Roughed In,Vacuum - Built In,Wine Cooler

Bylaw Restrict:

Listing Broker(s): Macdonald Realty Westmar

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 15'0	Above	Bedroom	12'4 x 11'10	Bsmt	Bedroom	11'11 x 9'3
Main	Office	10'2 x 10'4	Above	Bedroom	9'7 x 10'5	Bsmt	Laundry	7'1 x 5'0
Main	Dining Room	12'7 x 8'4	Above	Bedroom	9'7 x 9'4	Main	Office	10'2 x 10'4
Main	Family Room	11'7 x 14'6	Above	Laundry	5'0 x 8'0			
Main	Kitchen	11'7 x 14'7	Bsmt	Living Room	11'5 x 11'10			
Main	Mud Room	7'2 x 6'0	Bsmt	Kitchen	11'5 x 11'0			
Main	Pantry	5'3 x 4'5	Bsmt	Bedroom	8'0 x 11'0			

Finished Floor (Main):	1,392 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,309 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Bsmt	2	No
Finished Floor (Total):	2,701 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Full	Above	4	Yes
Grand Total:	2,701 sqft	Beds In Bsmt:	2 / 5	Above	4	Yes
		# Of Pets:				

Welcome to 120 Howes Street, ideally situated in the rapidly developing Queensborough area. This modern home, just two years young, awaits a new family to call it their own. Crafted with care by its current owners, this residence boasts a plethora of amenities including five bedrooms, six bathrooms, stainless steel appliances, air conditioning, HRV system, radiant heating throughout, a bespoke fireplace, and ample parking space for up to six vehicles. Enjoy stunning panoramic views of the river, mountains, and city skyline from your future abode. Conveniently located near schools, shopping centers, and public transit, this property offers the perfect blend of comfort and accessibility. All this and a bonus 2 bdrm 1.5 bath rental suite. Open house: Aug.31, Saturday 1-3pm