

Depth/Size (ft):	114.8	Bedrooms:	4	Approx. Year Built:	1997
Frontage (ft):	53.15	Bathrooms:	3	Age:	27
Lot Area (sq.ft.):	6,103.00	Full Baths:	3	Zoning:	R558
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,884.51
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	023-453-028

Style of Home:	Basement Entry	Parking:	Total: 4 - 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	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	Yes

View:	Yes : GREENSPACE
Mgmt. Company:	
Complex / Subdiv:	COLLEGE HEIGHTS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 37, PLAN LMP28720, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	Pool; Outdoor
Site Influences:	Greenbelt,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System
Bylaw Restrict:	
Listing Broker(s):	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 10'3	Main	Bedroom	11' x 9'
Main	Dining Room	12'10 x 8'0	Bsmt	Den	13'10 x 10'8
Main	Kitchen	9'11 x 9'	Bsmt	Living Room	18' x 15'2
Main	Eating Area	7'2 x 6'6	Bsmt	Kitchen	11'6 x 8'
Main	Family Room	11'7 x 11'6	Bsmt	Bedroom	13'2 x 9'7
Main	Primary Bedroom	13'10 x 11'7	Bsmt	Laundry	12'5 x 7'
Main	Bedroom	11'1 x 11'			

Finished Floor (Main):	1,320 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	1,057 sqft	Suite:	Licensed Suite	Bsmt	3	No
Finished Floor (Total):	2,377 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Part			
Grand Total:	2,377 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

A private oasis - you'd never know you were in a neighborhood! Backing onto greenspace, level driveway in desirable College Heights. This basement home presents beautifully and offers hardwood flooring, crown moulding, family room off the kitchen, island in kitchen stainless steel appliances, 3 bedrooms up, soaker tub and shower in ensuite, large den off entrance, a 1 bedroom registered suite in basement, covered deck, above-ground pool, air conditioning unit 4 years old, furnace 2 years, re-roofed Sept 23, h/w tank 2022. Don't miss this one! OPEN HOUSE SATURDAY Aug 24th 12-2pm