

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1984
Frontage (ft):	55.12	Bathrooms:	3	Age:	40
Lot Area: (sq.ft.)	7,374.00	Full Baths:	3	Zoning:	SF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,077.77
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	000-503-576

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	None
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Carpet,Tile,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 362, PLAN NWP66964, LEGAL SUBDIVISION 13, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICTLAND & BUILDING INFORMATION
Amenities:	
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Security System
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	6'11 x 4'6	Below	Family Room	15'11 x 17'10
Main	Living Room	15'3 x 18'8	Below	Recreation Room	11'2 x 9'2
Main	Dining Room	8'10 x 10'5	Below	Laundry	9'7 x 8'5
Main	Kitchen	10'9 x 10'10	Below	Bedroom	11'9 x 12'7
Main	Primary Bedroom	12'2 x 11'0	Below	Den	10'11 x 9'0
Main	Bedroom	9'3 x 10'11			
Main	Bedroom	10'1 x 10'4			

Finished Floor (Main):	1,175 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Abv Main 2	4	Yes
Finished Floor (Below):	1,151 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,326 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,326 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Excellent investment opportunity! King George corridor basement entry home with separate entry for spa biz that could easily be converted to a mortgage helper. This 4 bedroom plus den, 2316 square foot home is situated in a neighbourhood which is central to the ever-evolving Peninsula Village. Home had a significant remodel in 2017 with hardy plank to the exterior; brand new white kitchen with quartz countertops; gas range; gas fireplace with surround; all updated 3 full bathrooms, and commercial vinyl flooring throughout upper lever. Downstairs has new blinds; fresh paint & new carpet; fabulous full laundry room (easy convert to kitchen). Separate entrance to current spa business & 4th bedroom, and lots of storage including a large storage room under full deck. Big backyard with hot tub.