

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	4	Age:	15
Lot Area: (sq.ft.)	2,411.00	Full Baths:	3	Zoning:	RF9
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,435.60
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	027-361-284

Style of Home:	2 Storey w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Lane,Rear
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,Other
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 98, BLOCK 1N, PLAN BCP33476, SECTION 32, RANGE 1E, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Golf Course Nearby,Lane Access,Private Yard,Recreation Nearby,Rural Setting,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Wet Bar,Wine Cooler

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 14'6	Above	Bedroom	10'1 x 9'4	Bsmt	Laundry	9'2 x 5'3
Main	Dining Room	13'6 x 10'10	Above	Primary Bedroom	15'1 x 12'10			
Main	Kitchen	10'5 x 13'5	Bsmt	Recreation Room	16'3 x 17'0			
Main	Foyer	4'11 x 6'6	Bsmt	Bedroom	16'3 x 8'0			
Above	Bedroom	9'7 x 11'1						

Finished Floor (Main):	719 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	720 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	704 sqft	Suite:		Above	3	Yes
Finished Floor (Total):	2,143 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,143 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to your dream home! This stunning residence features an open-concept kitchen, dining, and living area, creating a spacious and light-filled haven. With 3 bdrms up & 4th in bsmt. 4 newly updated bthrms with convenient powder room on the main. The fully finished basement, with large rec room, can be converted to a rental suite, w 4-piece bath, wet bar, and private entrance. Detached 2-car garage with lane access. Updates include new countertops, kitchen cabinets, a new hot water tank, A/C, and fresh paint throughout. The private east-facing backyard, complete with a Trex Composite Deck, is ideal for entertaining or relaxing. Close to Hwy 99, Hwy 15, & US border. 5 min drive to White Rock Beach & just a 2min walk to Douglas Elementary! Don't miss out on this exceptional opportunity!