

<b>Depth/Size (ft):</b>	87	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>	57.00	<b>Bathrooms:</b>	3	<b>Age:</b>	32
<b>Lot Area: (sq.ft.)</b>	5,039.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,024.05
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	017-779-626

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Carpet,Mixed,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 2, PLAN LMP4531, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,Garden,Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Microwave,Security System,Smoke Alarm,Storage Shed,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	13'9 x 11'10	Above	Bedroom	9'8 x 8'10
Above	Dining Room	11'10 x 10'6	Below	Recreation Room	22'9 x 18'
Above	Kitchen	10'1 x 9'10	Below	Foyer	9'8 x 6'2
Above	Eating Area	9'10 x 6'6	Below	Bedroom	12'7 x 11'4
Above	Primary Bedroom	13'4 x 12'9	Below	Bedroom	11'5 x 9'11
Above	Walk-In Closet	4'10 x 4'6	Above	Patio	19'4 x 11'8
Above	Bedroom	11'2 x 9'8			

<b>Finished Floor (Main):</b>	1,185 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	936 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	4	No
<b>Finished Floor (Total):</b>	2,121 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,121 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Great location near all levels of schools, recreation and parks! This well maintained 5 bed/3 bath family home has so many updates over the last few years that can be appreciated longterm! Big ticket items have been done! Central AC, a new 30 year roof, new windows, a newer hot water tank, two newer sundecks, all new flooring and paint throughout. Updated kitchen with quartz counters, Turkish tile backsplash and Bosch stainless appliances The chef in you will love the large gas stove with convection oven. Enjoy the benefits of the newer 8 person ozone hot tub! Corner lot has lots of parking and room for RV, Boat or both! The basement allows for the option to have a separate suite. Easy to do with two beds, a bath and huge family room that's easily created into great living/dining space.