

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

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Side
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - 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:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

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

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

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.