

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):		Bathrooms:	3	Age:	37
Lot Area: (sq.ft.)	6,216.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,438.53
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	004-398-769

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl, Wood	Parking Access:	Lane
Foundation:		Parking:	Garage; Double, Open, RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Laminate, Tile, Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv: Citadel Heights

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

Legal: LOT 3, PLAN NWP72031, DISTRICT LOT 344, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Storage

Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Sprinkler - Inground, Storage Shed

Bylaw Restrict:

Listing Broker(s): RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 6'9	Main	Laundry	11'9 x 8'4
Main	Living Room	20'5 x 13'5	Above	Primary Bedroom	13'0 x 14'1
Main	Dining Room	13'8 x 12'10	Above	Bedroom	9'4 x 10'
Main	Kitchen	11'4 x 12'1	Above	Bedroom	8'4 x 12'9
Main	Eating Area	9'3 x 9'4	Above	Walk-In Closet	5'1 x 8'4
Main	Family Room	9'3 x 8'10	Above	Storage	8' x 11'11
Main	Family Room	10'2 x 12'4			

Finished Floor (Main):	1,175 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	844 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,019 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Partly Finished			
Grand Total:	2,019 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to your Family Home! A great 2 storey home, 2,016 sq, a 3 bedrm + 3 bathrm home situated on a 6,216 sq ft property! Just move in or add your personal flavours and finishes to this house and make it your home! Walk to 2 schools or Citadel Heights Park just up the street! Just up from Maryhill Bypass for your work commute! Featuring: hardwood floors, 2 fireplaces, Kitchen with S/S appl, tile flooring, under cabinet lites! Large master bedroom with walk in closet and oversized glass shower. Partial Fenced rear yard with in ground sprinkler system, with 14' X 20' deck for those family BBQs! Central Vacuum & Security system 2 Car Garage off rear Lane for your Toys, R.V., etc. Suitable) Daycare & Castle Park Elementary & a short walk to Citadel Middle school. OPEN HOUSE Sun 2-4 July 28th