

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1970
<b>Frontage (ft):</b>	105.00	<b>Bathrooms:</b>	2	<b>Age:</b>	54
<b>Lot Area (sq.ft.):</b>	8,160.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,592.34
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	008-482-764

<b>Style of Home:</b>	2 Storey,Split Entry	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,Wood	<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>	Balcony(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 324, PLAN NWP37564, SECTION 24, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5 x 13'2	Below	Recreation Room	18'5 x 24'5
Main	Kitchen	12'4 x 10'10	Below	Laundry	10'1 x 11'1
Main	Eating Area	5'9 x 10'10			
Main	Primary Bedroom	12'10 x 10'3			
Main	Bedroom	11'6 x 10'3			
Below	Bedroom	11'6 x 11'1			
Below	Bedroom	13'4 x 12'8			

<b>Finished Floor (Main):</b>	1,022 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	No
<b>Finished Floor (Below):</b>	1,019 sqft	<b># Of Levels:</b>	2	Below	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,041 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,041 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

CONVENIENT, COMFORTABLE & PEACEFUL: Charming 2100sqft two-storey split level home is perfectly nestled on a spacious 8160sqft lot. Boasting 4 bds and 2 bths, it offers ample space for comfortable living. The kitchen was tastefully updated a few years ago, providing modern convenience, while fresh paint enhances the home's appeal. Step out onto the large covered deck, overlooking the expansive back yard, ideal for gatherings. Located near all level of schools, Sungod Recreation Centre, shopping, transit, and Delta Golf Course, this home ensures easy access to all amenities. Minutes from the serene landscape of Burns Bog, residents can immerse themselves in nature's beauty. Don't miss your chance to own this tranquil retreat in such a prime location! Call listing agent for more information.