

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1974
Frontage (ft):		Bathrooms:	2	Age:	50
Lot Area: (sq.ft.)	4,197.00	Full Baths:	2	Zoning:	SFD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,685.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	001-613-413

Style of Home:	Basement Entry	Parking:	Total: 2
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stucco,Wood	Parking Access:	Front,Side
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : City and Mountain Views
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN NWP2132, DISTRICT LOT 255, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Storage
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'9"	Below	Kitchen	11' x 8'4"
Main	Kitchen	11'6" x 9'	Below	Foyer	6'6" x 4'10"
Main	Primary Bedroom	15' x 11'6"	Below	Primary Bedroom	14'4" x 10'5"
Main	Bedroom	11'6" x 9'1"	Below	Bedroom	10'10" x 9'7"
Main	Bedroom	11'6" x 8'8"	Below	Bedroom	10'10" x 8'7"
Below	Living Room	14'4" x 11'			
Below	Dining Room	8'3" x 5'10"			

Finished Floor (Main):	1,088 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	1,088 sqft	# Of Levels:	2	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,176 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,176 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

This bright and spacious fully finished 6 BEDROOM basement home offers 2176 sq.ft of living space. Featuring a smart layout with a MAIN floor 3 BEDROOM suite (currently rented out), spacious kitchen overlooking dining and living room, 4 pc bathroom, primary bedroom with balcony, a large deck, in-suite laundry. 3 BEDROOM GROUND level suite (occupied by the owners) has a cozy living room, bright kitchen, spacious 5 pc bathroom, large porch, in-suite laundry. Ground level (basement suite) has new laminate floors, new paint, lights, kitchen appliances, new bath cabinets. Roof done in late 2015, furnace in 2022, hot water tank in 2024, new windows, new exterior trim paint, new driveway and pathway. Breathtaking VIEWS from each room. Central location. Close to all amenities. Great value.