

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1923
Frontage (ft):		Bathrooms:	2	Age:	101
Lot Area: (sq.ft.)	5,085.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,222.62
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	012-528-226

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Other	Parking Access:	Rear
Foundation:		Parking:	Carport; Single
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,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	LOT 26, BLOCK D, SUB BLOCK 2, PLAN NWP2204, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location,Lane Access,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning
Bylaw Restrict:	
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 12'3	Bsmt	Kitchen	9'4 x 8'1
Main	Dining Room	8'6 x 9'	Bsmt	Eating Area	10' x 10'4
Main	Kitchen	12'10 x 10'6	Bsmt	Bedroom	13' x 9'
Main	Primary Bedroom	14'2 x 10'6	Bsmt	Other	12'7 x 8'2
Main	Bedroom	13'3 x 10'2	Bsmt	Laundry	11' x 10'6
Main	Foyer	7' x 7'6			
Bsmt	Living Room	13' x 11'			

Finished Floor (Main):	1,070 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	892 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other			
Finished Floor (Total):	1,962 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,962 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

Prime Sapperton location! Just steps to everything, Skytrain, Transit, shopping and restaurants, Hume Park and Royal Columbian Hospital! Over 2000 of living area on 2 floors with 2 kitchens! Hardwood floors, natural gas fireplace, triple glazed windows, {except a few} Heat pump, spacious plan! Two bedroom on main and 1 plus den downstairs, 2 bathrooms! Front yard has artificial grass and lots of mature landscaping, rear yard is fenced and secure with single garage and lane access.