

<b>Depth/Size (ft):</b>	92.1	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>	90.30	<b>Bathrooms:</b>	2	<b>Age:</b>	52
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R1-A
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,215.50
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-626-901

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 12
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Brick,Concrete,Metal	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Other	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<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>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Concrete,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 58, PLAN NWP39506, DISTRICT LOT 343, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 14'9	Below	Family Room	17'5 x 14'8
Main	Dining Room	10'6 x 12'1	Below	Bedroom	13'9 x 9'9
Main	Kitchen	15'0 x 12'1	Below	Flex Room	11'11 x 10'7
Main	Primary Bedroom	13'3 x 12'1	Below	Laundry	12'10 x 10'11
Main	Bedroom	10'5 x 12'0	Below	Bedroom	21'3 x 13'7
Main	Bedroom	8'7 x 10'10	Below	Other	20'1 x 25'3
Main	Patio	19'6 x 9'5			

<b>Finished Floor (Main):</b>	1,331 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Below	3	No
<b>Finished Floor (Bsmt):</b>	1,274 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,605 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,605 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

This charming property features a spacious .19 acre lot with convenient RV parking and ample space on a newly poured concrete driveway. The fenced yard includes a dedicated section specifically designed for dogs, ensuring comfort and security for pets. Regular maintenance, such as annual cleaning of air ducts and roof, has been diligently performed to upkeep the property's condition. Extensive renovations, fully documented by professional companies, have enhanced the home, including a modernized kitchen and new flooring. Ample storage options cater to organizational needs, while the updated double car garage provides an excellent "man space" for hobbies or additional workspace. This home combines practicality with modern comforts, offering a desirable blend of space, functionality.