

Depth/Size (ft):	100.00	Bedrooms:	5	Approx. Year Built:	1971
Frontage (ft):	60.00	Bathrooms:	3	Age:	53
Lot Area: (sq.ft.)	6,000.00	Full Baths:	2	Zoning:	RD3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,488.70
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	008-637-024

Style of Home:	Split Entry	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 372, PLAN NWP39363, SECTION 24, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT

Amenities: Shared Laundry

Site Influences: Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Planet Group Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 18'6	Bsmt	Kitchen	15' x 10'
Main	Kitchen	10'9 x 16'	Bsmt	Bedroom	11' x 10'
Main	Dining Room	9'7 x 11'2	Bsmt	Bedroom	10' x 9'
Main	Primary Bedroom	10'9 x 12'9			
Main	Bedroom	10' x 10'			
Main	Bedroom	9'3 x 11'			
Bsmt	Living Room	13' x 18'			

Finished Floor (Main):	1,236 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	864 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Bsmt	4	No
Finished Floor (Total):	2,100 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Separate Entry			
Grand Total:	2,100 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Charming family home on a rectangular lot in a quiet and desirable neighborhood. This spacious residence features a total of 5 bedrooms and 3 bathrooms, with 3 bedrooms on the main floor with 2 bath and a versatile 2 bedroom suite downstairs, perfect for guests or rental potential. The home boasts newly painted interiors, and updated kitchen cabinets and windows. Enjoy outdoor living on the huge sundeck patio overlooking a private, fenced yard, ideal for children to play safely. Additional amenities include a 1-car garage and ample parking space. Easy access to Nordel Way & HWY. Close to transit, school & shopping. All measurements and age are approximate, buyer/buyer's agent to verify if important.