

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1978
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	46
<b>Lot Area: (sq.ft.)</b>	6,400.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,112.49
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	005-072-484

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<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	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** LOT 90, PLAN NWP52724, DISTRICT LOT 206, GROUP 2, NEW WESTMINSTER LAND DISTRICT, & DL 207

**Amenities:** Garden,Playground

**Site Influences:** Cul-de-Sac,Private Yard

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Nationwide Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 7'1	Below	Kitchen	5'8 x 7'6
Main	Dining Room	8'1 x 11'6	Below	Family Room	10'11 x 14'1
Main	Living Room	13'6 x 13'11	Below	Bedroom	11'2 x 11'4
Main	Primary Bedroom	10'6 x 10'2	Below	Bedroom	10'1 x 11'9
Main	Bedroom	9'5 x 12'11	Below	Laundry	7'6 x 4'11
Main	Bedroom	8'1 x 9'9			
Main	Patio	39'3 x 15'9			

<b>Finished Floor (Main):</b>	1,014 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	991 sqft	<b># Of Levels:</b>	2	Below	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite			
<b>Finished Floor (Total):</b>	2,005 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,005 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Prime location! This property boasts a bright, open-concept living area with laminate flooring throughout, highlighting the kitchen, dining, and living space. Enjoy the entertainer's dream balcony, which is partially covered by rainy days, and overlooks your children's playground. Ready for move-in, this home features 5 bedrooms and 2 bathrooms across 2 levels, including a two-bedroom suite with a separate entrance. There's also potential for an additional suite. The extra-large driveway offers plenty of space for an RV, boat, and other vehicles. Schedule your private showing today!