

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1985
Frontage (ft):	51.40	Bathrooms:	3	Age:	39
Lot Area: (sq.ft.)	5,055.00	Full Baths:	3	Zoning:	R-1B
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,342.23
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	000-530-450

Style of Home:	Basement Entry,Split Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,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:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Water
Legal:	LOT 366 SECTION 36 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 67951
Amenities:	Air Cond./Central,Garden,In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 17'11	Below	Family Room	15'7 x 17'7
Main	Dining Room	10'3 x 11'1	Below	Bedroom	7'11 x 9'5
Main	Kitchen	8'11 x 10'8	Below	Laundry	13'9 x 8'9
Main	Primary Bedroom	12'0 x 12'0			
Main	Bedroom	9'8 x 12'7			
Main	Bedroom	9'2 x 9'5			

Finished Floor (Main):	1,149 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	753 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	1,902 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	1,902 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Let the Wisteria covered pergola entrance, set the tone for this immaculately kept 1902 sq ft split level home! It backs on to complete privacy, & located on a street with the best neighbours who have created a real sense of community! Freshly painted with a traditional flr plan including a living & dining rm leading to the new glossy white kitchen! Sliders off dining rm lead to the large upper deck w/ awning for shade. Enjoy looking at the completely private green space. Great storage shed & a double garage & parking for 4 more cars on the driveway! The 3 bdrms on the main level are all well sized w/ primary offering a 4 pc ensuite. The walk out bsmt is easily suitable & incldes another bdrm, rec rm & new bthrm. Lots of updates including A/C, paint, doors, mouldings, laminate flrs & more!