

Depth/Size (ft):	96.92	Bedrooms:	5	Approx. Year Built:	1996
Frontage (ft):	41.50	Bathrooms:	3	Age:	28
Lot Area: (sq.ft.)	4,022.00	Full Baths:	3	Zoning:	RS1B
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,512.77
Rear Yard Exp:	South			For Tax Year:	2022
View:	No			P.I.D.:	023-579-587

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	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:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 1 SECTION 17 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN LMP30577
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty Corp., RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 12'7	Main	Bedroom	12'10 x 10'1
Main	Dining Room	14'4 x 11'5	Below	Recreation Room	24'1 x 16'2
Main	Kitchen	14'4 x 13'3	Below	Bedroom	14'10 x 10'4
Main	Family Room	12'9 x 12'8	Below	Bedroom	12'9 x 10'7
Main	Primary Bedroom	13'6 x 13'	Below	Laundry	10'6 x 8'4
Main	Walk-In Closet	5'11 x 5'	Below	Utility	10'3 x 7'3
Main	Bedroom	14'9 x 10'2	Below	Foyer	10'4 x 10'2

Finished Floor (Main):	1,615 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,160 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,775 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Part			
Grand Total:	2,775 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Spacious basement entry home with 3 Bedrooms up and 2 Bedrooms below. Master has an ensuite and large walk-in closet. Features 3 full baths, hardwood floors, huge recreation room, bright kitchen with maple cabinets, gas fireplace in family room and vaulted ceiling in living room. High efficiency furnace and central air conditioning. Fenced south facing backyard with patio, large covered sundeck, large storage shed and natural gas hook-up for BBQ. Situated on a quiet no-thru street close to Pioneer Park. Conveniently located near transit, shopping, restaurants and recreation. School catchment: Golden Ears Elementary and Thomas Haney Secondary.