

<b>Depth/Size (ft):</b>	129.9	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1971
<b>Frontage (ft):</b>	89.90	<b>Bathrooms:</b>	3	<b>Age:</b>	53
<b>Lot Area: (sq.ft.)</b>	11,718.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1E
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,600.79
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	008-553-556

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front,Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<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>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 51, PLAN NWP38874, SECTION 27, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 10'2	Bsmt	Recreation Room	23'6 x 12'7
Main	Dining Room	11' x 10'	Bsmt	Bedroom	12'7 x 9'10
Main	Living Room	14'10 x 12'10	Bsmt	Laundry	10'5 x 9'7
Main	Primary Bedroom	13'1 x 12'2	Bsmt	Flex Room	18'10 x 11'4
Main	Bedroom	12'11 x 9'5			
Main	Bedroom	9'6 x 8'8			
Below	Foyer	6' x 5'			

<b>Finished Floor (Main):</b>	1,267 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	885 sqft	<b>Suite:</b>	None	Bsmt	4	No
<b>Finished Floor (Total):</b>	2,152 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,152 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Huge flat 11718 sf yard w/a 2152sf split entry home. Upstairs features a beautiful lvg rm w/gas f/p & updated sound insulation barriers, dng rm w/sliders to your full covered, private balcony w/hot tub! Your updated custom kitchen w/bi oven, bi stove, s/s fridge/dishwasher, custom drawers and pull outs. Primary 2/2 closets + a big bench seat, ensuite w/shower. 2 more bdrms + a 4 piece main bthrm. The bsmt features a rec rm w/gas fp, a hobby area, bdrm, full bthrm and laundry + a partially unfinished flex rm. Updated flooring, paint, light fixtures, vinyl windows, metal roof, 3 skylights for extra light! Double garage, tons of apron parking and side RV parking. Huge private lot w/a shed + veggie gardens + a large portable shed & another garden shed. Close to schools, transit ETC!