

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	31.33	Bathrooms:	3	Age:	37
Lot Area: (sq.ft.)	4,323.00	Full Baths:	2	Zoning:	RS-2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,509.92
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	001-700-669

Style of Home:	Basement Entry	Parking:	Total: 8 - Covered: 2
Construction:	Other	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Other
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:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 26 BLOCK 1 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 1334
Amenities:	
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	6'9 x 4'10	Main	Kitchen	15'11 x 9'6
Below	Laundry	8'2 x 11'3	Main	Primary Bedroom	15'11 x 13'10
Below	Family Room	11'10 x 13'4			
Below	Bedroom	12'0 x 14'10			
Below	Bedroom	11'10 x 14'10			
Main	Living Room	14'10 x 14'9			
Main	Dining Room	12'10 x 8'6			

Finished Floor (Main):	1,205 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Below	3	No
Finished Floor (Below):	882 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	2,087 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,087 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to this beautiful 3bd 3ba home in the heart of East Beach, White Rock! Just steps from the beach, home offers space for your family to live&grow. Each bedroom is generously sized, providing comfort & privacy for all. The spacious family room & living room are perfect for both relaxing&entertaining w/ natural light enhancing the open feel of the home. Very versatile floorplan could easily support room for extended family. Step outside to your private backyard oasis, ideal for summer BBQs & hosting gatherings w/ friends & family on the deck or patio below. Enjoy the tranquil setting that offers both privacy & perfect backdrop for outdoor activities. 2 car garage provides addtl convenience & storage space, along w/ 4 more cars to park in the driveway. Book your private viewing today!