

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1984
Frontage (ft):		Bathrooms:	2	Age:	40
Lot Area: (sq.ft.)	7,223.00	Full Baths:	1	Zoning:	RF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,997.50
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-383-853

Style of Home:	3 Level Split	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single
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:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas

Legal: LOT 552, PLAN NWP66519, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: Clothes Dryer,Clothes Washer,Dishwasher,Refrigerator,Stove

Bylaw Restrict:

Listing Broker(s): Orca Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	13'11 x 11'8	Below	Flex Room	22'0 x 12'9
Above	Bedroom	12'3 x 10'2	Main	Laundry	7'11 x 10'4
Above	Bedroom	9'8 x 9'4			
Main	Living Room	16'9 x 13'0			
Main	Dining Room	11'2 x 9'5			
Main	Kitchen	13'7 x 9'4			
Main	Foyer	6'1 x 5'4			

Finished Floor (Main):	1,180 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Above	3	No
Finished Floor (Below):	418 sqft	# Of Levels:	3	Above	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,598 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl,None			
Grand Total:	1,598 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Renovated 3-level split house on a 7,223 sqft lot in West Newton. Features 3 bedrooms and 1.5 bathrooms upstairs. The main floor includes a living room, dining and kitchen, while the lower level offers a spacious family or flex room. Conveniently located near elementary and high schools, public transportation, and various small stores. With tremendous potential and opportunity in a growing community, live now and build your dream home later.