

<b>Depth/Size (ft):</b>	60	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>	119.71	<b>Bathrooms:</b>	3	<b>Age:</b>	50
<b>Lot Area: (sq.ft.)</b>	7,206.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RD3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,758.19
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	002-676-109

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 7
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Stone,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<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)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 355 SECTION 24 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 45058
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Recreation Room	11'1 x 9'6	Main	Primary Bedroom	14' x 11'
Below	Bedroom	7'11 x 9'2	Main	Bedroom	9'4 x 11'7
Below	Primary Bedroom	8'11 x 13'5	Main	Bedroom	9'4 x 10'4
Below	Kitchen	9'7 x 9'2	Main	Kitchen	13'3 x 11'
Below	Storage	6'6 x 8'8	Main	Dining Room	9' x 12'4
Below	Bedroom	10' x 9'2	Main	Living Room	16'10 x 13'11
Below	Family Room	16'6 x 13'5			

<b>Finished Floor (Main):</b>	1,223 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Below	4	No
<b>Finished Floor (Below):</b>	1,158 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Main	4	No
<b>Finished Floor (Total):</b>	2,381 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,381 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Discover your perfect family retreat in North Delta, steps from Gunderson Park. This 6-bedroom, 3-bathroom home blends modern comfort with thoughtful updates. Enjoy hardwood floors, thermo windows, and central AC. The gourmet kitchen opens to a large covered deck with a BBQ hookup for seamless entertaining. The main washroom offers a luxurious soaker tub. The lower level features a versatile 2-bedroom suite with potential to expand to 3 bedrooms, ideal for rental income or extended family, plus a spacious recreation room. Outside, find a private backyard with an irrigation system, hot tub spa, and RV parking. With duplex zoning, 200 Amp panel, and EV charging, this home offers flexibility and investment potential. Schedule your showing today! Open House: July 27 & 28 2-4pm