

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1993
Frontage (ft):	59.00	Bathrooms:	4	Age:	31
Lot Area: (sq.ft.)	7,075.00	Full Baths:	3	Zoning:	SF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,448.90
Rear Yard Exp:	Northwest			For Tax Year:	2024
View:	No			P.I.D.:	017-714-702

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Substantially Rebuilt	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 15 SECTION 25 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP3497
Amenities:	Storage
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Oven - Built In,Security System,Storage Shed,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 13'1	Main	Dining Room	13'11 x 13'1	Above	Bedroom	9'10 x 10'9
Main	Family Room	17' x 15'3	Above	Primary Bedroom	22'4 x 13'	Above	Bedroom	11' x 10'4
Main	Kitchen	15'11 x 13'1	Above	Walk-In Closet	6' x 5'9	Below	Storage	34'9 x 12'3
Main	Foyer	11'9 x 6'4				Below	Recreation Room	17'6 x 10'14
Main	Living Room	15'1 x 13'1				Below	Bedroom	9' x 12'2
Main	Den	11'2 x 9'10				Below	Bar Room	8' x 5'8
Main	Laundry	11'1 x 6'10						

Finished Floor (Main):	1,391 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	931 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	845 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Above	4	Yes
Finished Floor (Total):	3,167 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	3,167 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	0 / 4			
		# Of Pets:				

FLEETWOOD GEM/FULLY RENOVATED!! An amazing family home featuring 4 bedrooms and almost 3000 sqft of living space. Located in a cul-de-sac and a great neighborhood. Main floor features a modern kitchen with SS appliances, quartz countertop, oversized island, spacious great room and living room. Upstairs there are 3 bedrooms including a large master bedroom with a beautiful ensuite. Basement is currently a rec room with an additional bedroom but can be easily converted to a suite with separate entry. Amazing home for entertaining inside and in your private backyard. Close to all amenities including schools, parks, shopping, golf courses, trails, public transit, highways, USA border and future Skytrain station. Call today to set up your private viewing, this home won't last!