

Depth/Size (ft):	134.09/124.67	Bedrooms:	4	Approx. Year Built:	1959
Frontage (ft):	80.82	Bathrooms:	2	Age:	65
Lot Area: (sq.ft.)	10,204.71	Full Baths:	2	Zoning:	RF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,894.38
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	004-989-473

Style of Home:	Split Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : NW towards Burnaby Mountain

Mgmt. Company:

Complex / Subdiv: Birdland

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 19, BLOCK 6, NEW WESTMINSTER DISTRICT PLAN18643

Amenities:

Site Influences: Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'4 x 8'6	Bsmt	Bedroom	18'2 x 11'6
Main	Dining Room	10'2 x 10'2	Bsmt	Den	12' x 7'8
Main	Living Room	13' x 11'7	Bsmt	Laundry	15'1 x 12'
Main	Primary Bedroom	12'5 x 11'11	Bsmt	Storage	8' x 6'3
Main	Bedroom	11'11 x 8'10			
Main	Bedroom	9'1 x 9'6			
Bsmt	Family Room	22'11 x 12'3			

Finished Floor (Main):	1,063 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	1,063 sqft	Suite:				
Finished Floor (Total):	2,126 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,126 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Family home on 10,000 Sq. Ft. lot in popular Birdland Subdivision-Tons of potential- 3 bedrooms on main plus vaulted living room ceiling- Wrap around Sundeck to enjoy BBQ and relaxing while enjoying the North Westerly views. Basement with separate entry has spacious rec. room, 2 bedrooms and lots of potential for your ideas - New heating system 2015. Main floor windows are double glazed heat reflective glass. Lots of fruit trees-Apple, Pear, Cherry, Plum. Spacious yard for the children to play safely. This home is a must view. Shopping, schools, transportation, easy freeway access are all close by. Call today!