

Depth/Size (ft):	128.47	Bedrooms:	5	Approx. Year Built:	1971
Frontage (ft):	70.00	Bathrooms:	2	Age:	53
Lot Area: (sq.ft.)	7,704.00	Full Baths:	2	Zoning:	R3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,961.17
Rear Yard Exp:	Southwest			For Tax Year:	2024
View:	No			P.I.D.:	004-873-203

Style of Home:	Split Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	LOT 178, PLAN NWP40114, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Oracle Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17'5 x 12'11	Bsmt	Kitchen	12'11 x 11'1
Above	Dining Room	9'1 x 9'3	Bsmt	Bedroom	13'0 x 9'1
Above	Kitchen	9'3 x 7'4	Bsmt	Bedroom	11'2 x 8'0
Above	Eating Area	8'9 x 8'3	Bsmt	Living Room	12'10 x 12'10
Above	Primary Bedroom	12'3 x 11'0	Bsmt	Storage	8'2 x 6'5
Above	Bedroom	13'5 x 8'10			
Above	Bedroom	12'12 x 9'4			

Finished Floor (Main):	1,182 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	816 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	1,998 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	1,998 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Discover an exceptional solid family home; this 2000 square foot property is nestled on a pristine 7704 square foot lot in the highly coveted Queen Mary Park neighborhood. Featuring 3 bedrooms & 1 bathroom upstairs, a spacious living & dining area with a wood-burning fireplace and expansive picture window. All windows have been upgraded to energy-efficient vinyl. The inviting kitchen opens to a covered deck for year-round enjoyment. The lower level boasts a cozy living space with a wood-burning fireplace, 2 bedrooms, a three-piece bathroom, and a bright, sizable kitchen. Gardening enthusiasts will love the raised bed planters in the vast backyard with optimal southern exposure. Ample parking available, perfect for RVs. Roof is 17 years old, hot water tank & furnace 2010.