

<b>Depth/Size (ft):</b>	83.98	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2003
<b>Frontage (ft):</b>	47.87	<b>Bathrooms:</b>	4	<b>Age:</b>	21
<b>Lot Area: (sq.ft.)</b>	3,530.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,463.25
<b>Rear Yard Exp:</b>	Southeast			<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-409-255

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<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>	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : CONSERVATION LAND
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	ALBION
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 32, PLAN LMP53684, SECTION 3, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden,In Suite Laundry,Storage
<b>Site Influences:</b>	Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Vaulted Ceiling,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'5 x 4'7	Above	Walk-In Closet	6'7 x 5'5	Below	Laundry	18'2 x 5'1
Main	Family Room	11'8 x 9'0	Above	Bedroom	10'4 x 10'1			
Main	Living Room	15'6 x 13'10	Above	Bedroom	10'4 x 10'2			
Main	Dining Room	12'3 x 7'4	Below	Bedroom	12'9 x 10'11			
Main	Kitchen	12'3 x 12'10	Below	Living Room	15'8 x 13'10			
Above	Flex Room	11'9 x 11'7	Below	Dining Room	12'3 x 7'4			
Above	Primary Bedroom	10'4 x 10'2	Below	Kitchen	12'3 x 12'10			

<b>Finished Floor (Main):</b>	912 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,145 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	845 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	No
<b>Finished Floor (Total):</b>	2,902 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft					
<b>Grand Total:</b>	2,902 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
		<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Everything in a home that you've been dreaming of. A quiet & friendly neighborhood close to schools, parks, rec & more. The perfect location : nestled quietly overlooking the protected greenbelt with beautiful mature trees set just beyond your property line that give the sense that you live on acreage. In total 4 beds, 3.5 baths. The newly created above ground, 1 bdrm income suite below has separate entry, separate laundry, full 4-piece washroom & walks out to the backyard w/ a private, covered deck. Ready for your family or tenant to move in when you do. BONUS : large & bright home office on the main fulfills your work-from-home needs + a flex space at the top of your stairway makes a great playroom or quiet study nook.