

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	1964
Frontage (ft):	75.00	Bathrooms:	4	Age:	60
Lot Area (sq.ft.):	7,800.00	Full Baths:	4	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,342.09
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	006-036-686

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Park & Mountains

Mgmt. Company:

Complex / Subdiv: Royal Heights

Services Connected: Community,Electricity

Legal: PLAN 46210 LT. 70 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT

Amenities: In Suite Laundry,Sauna/Steam Room

Site Influences: Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	27'10 x 12'9	Main	Solarium	25'6 x 8'1	Above	Bedroom	12' x 10'2
Main	Family Room	12'9 x 7'11	Above	Primary Bedroom	19'3 x 25'2	Above	Bedroom	10'11 x 10'2
Main	Dining Room	9'9 x 9'1	Above	Sauna	4'10 x 3'11	Above	Bedroom	11' x 9'2
Main	Kitchen	12'10 x 10'				Above	Bedroom	11' x 9'9
Main	Den	10'6 x 11'7				Bsmt	Flex Room	17'4 x 12'5
Main	Flex Room	9'5 x 9'				Bsmt	Games Room	23'1 x 8'11
Main	Foyer	6'5 x 6'3				Bsmt	Bedroom	12'2 x 10'5

Finished Floor (Main):	1,650 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,246 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	1,122 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	4,018 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,018 sqft	Beds In Bsmt:	2 / 7			
		# Of Pets:				

Royal Heights. Live on a Park - rarely available location backing directly onto small neighbourhood Royal Heights Park. 1st time offered onto the market. Beautiful street appeal, 3 levels, 7 bedrooms with unique 5 bedrooms up. 4 Baths. Large home at 4000+ sqft. approx. On main - office, Sunken living room w/gas fireplace, Large solarium (228 sqft. approx.) overlooking park & Mountain views. Walk out basement w/2 bdrms, living room & 3 piece bath - Easily suitable. Build your dream home on this 7800 sqft. lot. with 75 ft width. 3 years approx. young Roof. Double garage with large drive-way, RV, Boat or Truck parking. Family friendly neighbourhood. Walk to Elementary school, transit & close to bridges.