

Depth/Size (ft):	151.00	Bedrooms:	6	Approx. Year Built:	2003
Frontage (ft):	59.00	Bathrooms:	3	Age:	21
Lot Area: (sq.ft.)	8,956.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,616.88
Rear Yard Exp:	Southeast			For Tax Year:	2024
View:	Yes			P.I.D.:	025-565-541

Style of Home:	Basement Entry	Parking:	Total: 7 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Mixed,Tile	Fixtures Rmvd:	Yes

View:	Yes : Mount Baker
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 17, PLAN BCP3297, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	12'10 x 10'1	Above	Bedroom	9'11 x 11'10
Main	Bedroom	8'1 x 12'10	Above	Living Room	13'1 x 19'1
Main	Bedroom	10'5 x 10'10	Above	Kitchen	11'10 x 18'1
Main	Kitchen	11'7 x 13'5	Above	Dining Room	12'7 x 13'4
Main	Living Room	12'7 x 13'5			
Above	Primary Bedroom	12'9 x 11'10			
Above	Bedroom	9'2 x 11'10			

Finished Floor (Main):	1,126 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	2,650 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	2,650 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Welcome to this spacious and beautifully renovated home, perfectly nestled on an impressive 8,956 square foot flat lot. Featuring 6 bed and 3 baths, this residence is ideal for families seeking ample space and comfort. The main living area boasts a bright and open floor plan, with large windows that flood the space with natural light. The well-appointed, renovated kitchen features modern appliances, ample counter space, and a beautiful view of Mount Baker. This home includes a 2-bedroom suite with separate entrance, ideal for family, guests, or as a mortgage helper. Outside, the expansive lot offers endless possibilities. Whether you're after a lush garden, play area for kids, or outdoor entertaining, this property can accommodate it all with RV parking! Call to book your private showing.