

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1975
Frontage (ft):	50.00	Bathrooms:	3	Age:	49
Lot Area (sq.ft.):	7,615.00	Full Baths:	3	Zoning:	RS1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,468.36
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	005-892-945

Style of Home:	Basement Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:	Partial	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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 226, PLAN NWP45573, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	Storage,Workshop Detached
Site Influences:	Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Dishwasher,Microwave,Oven - Built In,Range Top,Refrigerator,Storage Shed,Vaulted Ceiling,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Oakwyn Realty Ltd. (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13'3 x 13'11	Below	Dining Room	15'3 x 12'11	Below	Patio	27'7 x 9'11
Main	Living Room	13'4 x 12'1	Below	Living Room	13'10 x 11'3			
Main	Kitchen	14'9 x 12'7	Below	Kitchen	13'7 x 13'2			
Main	Primary Bedroom	14'9 x 12'5	Below	Bedroom	13'2 x 12'3			
Main	Bedroom	12'7 x 9'10	Below	Bedroom	13'1 x 11'1			
Main	Bedroom	12'5 x 8'11	Below	Laundry	13'10 x 9'6			
Main	Patio	13'5 x 12'10	Below	Storage	10'4 x 5'7			

Finished Floor (Main):	1,440 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	No
Finished Floor (Below):	1,357 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,797 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,797 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Beautiful, updated family home on a quiet cul-de-sac. Centrally located to all amenities including an off-leash dog park, George Preston Rec Centre, trails and schools. Updates include newer roof, windows, hot water tank, Hardie siding on south wall (it's rainscreened!), new front door this June. The kitchen is designed for entertaining with a huge island, and patio doors leading out to the covered deck & built-in BBQ. Enjoy every season! The lower level has a fabulous, bright 1357 sq ft in-law suite. Great for multigenerational families! Kitchen has quartz counters & S.S.appliances. Suite has large windows to let the sunshine in! Walk right out to another covered patio! Wired for EV Charger. Fenced backyard - great for kids & pets.