

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1997
Frontage (ft):	47.00	Bathrooms:	3	Age:	27
Lot Area: (sq.ft.)	5,359.00	Full Baths:	2	Zoning:	RS1/E
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,223.08
Rear Yard Exp:	Northwest			For Tax Year:	2023
View:	Yes			P.I.D.:	003-643-859

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - 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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	Yes

View:	Yes : Park View
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 13, BLOCK 5N, SUB BLOCK L, PLAN NWP9740, SECTION 29, RANGE 6W, NEW WESTMINSTER LAND DISTRICT
Amenities:	Playground,Tennis Court(s)
Site Influences:	Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Amex Broadway West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'0 x 4'9	Main	Laundry	5'8 x 13'5
Main	Family Room	14'3 x 13'6	Above	Primary Bedroom	14'3 x 18'10
Main	Living Room	10'4 x 14'2	Above	Walk-In Closet	7'4 x 5'0
Main	Dining Room	8'3 x 16'2	Above	Bedroom	13'11 x 10'10
Main	Kitchen	10'2 x 10'9	Above	Bedroom	12'4 x 10'11
Main	Pantry	6'6 x 6'2	Above	Nook	7'1 x 9'8
Main	Bedroom	12'1 x 11'11			

Finished Floor (Main):	1,249 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	995 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	No
Finished Floor (Total):	2,244 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,244 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Beautifully renovated 4 bedroom, 3 bathroom, 2,244 sq ft park view Burkeville home. With 20 foot vaulted ceilings this stunning home is flooded with natural light. The recently renovated kitchen includes custom cabinets, quartz countertops, gas stove & SS appliances. The master bedroom, with its own park view, includes a large walk-in closet & a relaxing spa inspired en-suite with heated tile floors, soaker tub & glass shower. From the living room and its cozy fire place you walk out to a fully fenced back yard with a cool pergola & hot tub. Burkeville is a family friendly community where you walk down tree lined streets to the neighborhood's own day care & pre-school. Just minutes to the Skytrain, Bus, Car2Go, McArthur Glen Outlet Mall, Richmond & Vancouver.