

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1992
Frontage (ft):	75.00	Bathrooms:	3	Age:	32
Lot Area: (sq.ft.)	6,881.00	Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,665.10
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	017-531-837

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Storm Sewer,Water

Legal: LOT 10 DISTRICT LOT 344 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP1329

Amenities: In Suite Laundry

Site Influences: Golf Course Nearby,Private Setting,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 11'7	Above	Bedroom	14'4 x 11'10
Main	Dining Room	13'2 x 12'0	Main	Kitchen	11'8 x 9'6
Main	Family Room	16'9 x 16'8	Main	Laundry	10'11 x 9'3
Main	Eating Area	10'1 x 7'0			
Main	Primary Bedroom	16'0 x 12'2			
Above	Bedroom	14'4 x 11'11			

Finished Floor (Main):	1,516 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	614 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	3	No
Finished Floor (Total):	2,130 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,130 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Discover the Peacefull living of 2670 Fortress Dr, an immaculate home nestled in tranquil Citadel. This 3 Bed 2.5 Bath has been lovingly maintained and cared for; from the serene backyard oasis perfect for relaxation and entertainment amidst lush greenery, to the UPDATED kitchen w/ Quartz Counters & SS Appliances. HUGE Primary Bedroom on the Main w/ LARGE ensuite, a spacious family room looking out to the zen inspiring backyard, this lovely home is perfect for your family. The community's friendly atmosphere and proximity to local amenities enhance the appeal of this beautiful location. Close to Fortress Park, Castle Park, dog parks and all lvls of SCHOOLS; it's ideal for the WHOLE family.