

Depth/Size (ft):	118	Bedrooms:	3	Approx. Year Built:	1986
Frontage (ft):	92.28	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	7,141.00	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,472.37
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	003-793-222

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,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	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 58 SECTION 23 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 66599

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Free Stand F/P or Wdstove,Garage Door Opener,Microwave,Range Top,Vacuum - Built In,Vaulted Ceiling

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 17'3	Main	Laundry	5'5 x 18'
Main	Kitchen	12'6 x 9'	Main	Storage	6'2 x 8'
Main	Eating Area	17'6 x 10'	Above	Primary Bedroom	17' x 12'
Main	Dining Room	10'5 x 15'3	Above	Bedroom	10'6 x 10'6
Main	Family Room	25'6 x 13'1	Above	Bedroom	12'9 x 10'7
Main	Foyer	6'3 x 8'7	Above	Den	10'6 x 12'6
Main	Pantry	1' x 4'			

Finished Floor (Main):	1,435 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	940 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	2,375 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,375 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

A custom-built house located in the very quiet neighborhood of Fraser Glen. Upstairs has 3 bedrooms and a den (which could be a 4th bedroom). The open kitchen features bright skylights and spacious living area. Its proximity to schools, shopping, and major highways renders it exceptionally convenient. This property presents an ideal opportunity for family living or investment purposes. The private backyard has space for RV and boat parking on the side of the home. This is the perfect home for your family!