

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2005
Frontage (ft):	40.00	Bathrooms:	4	Age:	19
Lot Area: (sq.ft.)	4,187.00	Full Baths:	3	Zoning:	R5
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,269.11
Rear Yard Exp:	South			For Tax Year:	2024
View:				P.I.D.:	026-033-127

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	Carport; Multiple,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:	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:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 42, PLAN BCP13045, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central

Site Influences: Central Location,Lane Access,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 14'0	Bsmt	Games Room	21'2 x 18'5
Main	Kitchen	15'11 x 10'0	Bsmt	Storage	12'5 x 10'0
Main	Family Room	19'5 x 12'5	Abv Main 2	Living Room	12'5 x 8'9
Above	Primary Bedroom	13'3 x 13'0	Abv Main 2	Kitchen	10'0 x 9'2
Above	Bedroom	10'3 x 8'0	Abv Main 2	Bedroom	12'4 x 8'10
Above	Bedroom	9'10 x 9'0			
Above	Bedroom	9'11 x 9'6			

Finished Floor (Main):	888 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	814 sqft	# Of Kitchens:	2	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	4	Above	4	No
Finished Floor (Bsmt):	880 sqft	Suite:	Legal Suite	Main	2	No
Finished Floor (Total):	3,026 sqft	Crawl/Bsmt Height:		Abv Main 2	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,026 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

1ST TIME ON THE MARKET - LARGE 4 bed FAMILY HOME + 1 bed COACH HOUSE + room for potential In-Law quarters in the basement. This Clayton home is move-in ready! Freshly professionally painted and new carpets throughout. Other upgrades include - heat pump for primary heat and a/c with gas furnace back up, newer hot water tanks, maintenance free vinyl fencing, newer Valor fireplace in the basement, NG fire table and stamped concrete patio, composite decking, deck plumbed for your NG bbq and a built in vacuum. The kitchen features granite counters and a new GOURMET INDUCTION STOVE w b/i microwave. this CORNER LOT home is ideally situated across from a park and is minutes from all the shopping, entertainment and dining options you could want. Convenient access to future Skytrain