

<b>Depth/Size (ft):</b>	135	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	30.00	<b>Bathrooms:</b>	3	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	4,050.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RT-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,756.51
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	001-812-751

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** STRATA LOT 1, PLAN NWS1475, DISTRICT LOT 383, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

**Amenities:** Air Cond./Central

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** No Restrictions

**Listing Broker(s):** Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 17'10	Below	Foyer	9'5 x 10'7
Main	Kitchen	8'7 x 13'0	Below	Storage	6'0 x 3'1
Main	Dining Room	9'4 x 8'11	Below	Kitchen	10'0 x 10'3
Main	Bedroom	8'8 x 9'11	Below	Laundry	7'1 x 5'1
Main	Walk-In Closet	3'5 x 6'9	Below	Bedroom	9'7 x 11'2
Main	Primary Bedroom	11'6 x 13'7	Below	Family Room	10'6 x 15'0
Main	Bedroom	8'8 x 12'2			

<b>Finished Floor (Main):</b>	1,088 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	788 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	3	No
<b>Finished Floor (Total):</b>	1,876 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,876 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

This home has it all! Beautifully renovated 1900 sqft, 4 bedroom, 3 bathroom basement entry detached duplex with a 1 bedroom inlaw suite! Updates include: AC, windows, roof, kitchen, bathrooms, paint, landscaping, light fixtures, blinds, balcony/railing, furnace, and much more! Upstairs offers 3 bedrooms, 2 bathrooms and a fantastic open kitchen/family room area! Downstairs has a separate entrance, 1 bedroom, 1 bathroom with a full kitchen/family room. Beautiful backyard with covered deck, garden plots, storage shed and it's fully fenced! Perfect for pets and kids. Safe, quiet neighborhood with easy access to transportation and shopping.