

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1974
Frontage (ft):	70.00	Bathrooms:	4	Age:	50
Lot Area: (sq.ft.)	6,458.00	Full Baths:	4	Zoning:	R558
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,610.26
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	006-958-729

Style of Home:	2 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Brick,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 116 SECTION 19 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 43568

Amenities: Air Cond./Central

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Storage Shed

Bylaw Restrict:

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 11'7	Main	Bedroom	9'1 x 12'4
Main	Kitchen	17'2 x 12'8	Below	Bedroom	10' x 10'
Main	Dining Room	10'10 x 9'0	Below	Bedroom	12'6 x 15'7
Main	Family Room	15'8 x 12'10	Below	Den	7'3 x 13'6
Main	Primary Bedroom	13'6 x 12'5	Below	Living Room	11' x 11'
Main	Bedroom	12'6 x 7'11	Below	Kitchen	9' x 12'
Main	Bedroom	11'7 x 9'0			

Finished Floor (Main):	1,617 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,271 sqft	# Of Kitchens:	2	Below	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Main	3	No
Finished Floor (Total):	2,888 sqft	Crawl/Bsmt Height:		Main	3	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,888 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Welcome to this fully renovated 6 bed, 4 bath home in a prime location! The main residence offers 4 spacious bedrooms and 3 bathrooms, perfect for a growing family with a legal 2-bedroom suite. Conveniently located near the hospital, highway, and Sikh temple, this home is ideal for both commuters and those seeking community. The large backyard offers the potential to add a coach house (buyers to verify with Mission City Hall). With too many features to list, this home is a must-see. Book your showing today!