

Depth/Size (ft):	120	Bedrooms:	3	Approx. Year Built:	1977
Frontage (ft):	60.00	Bathrooms:	2	Age:	47
Lot Area: (sq.ft.)	7,200.00	Full Baths:	2	Zoning:	SF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,687.25
Rear Yard Exp:	North			For Tax Year:	2024
View:				P.I.D.:	006-383-432

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Open,RV Parking Avail.
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer

Legal: LOT 272 SEC. 35 TWP 7 PLAN NWP 49277 NEW WESTMINSTER LAND DISTRICT

Amenities: None

Site Influences: Central Location,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 13'11	Main	Bedroom	11'10 x 8'7
Main	Dining Room	11'4 x 8'2	Main	Foyer	3'11 x 2'8
Main	Kitchen	11'11 x 9'3			
Main	Laundry	11'5 x 5'4			
Main	Primary Bedroom	14'4 x 13'4			
Main	Walk-In Closet	8'5 x 5'10			
Main	Bedroom	12'11 x 9'0			

Finished Floor (Main):	1,404 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,404 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,404 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Move in ready, picture perfect home in the heart of Brookwood. This is a great find for buyers who want an open concept, one level home on well maintained, fenced and private lot. The pictures show you that there have been extensive upgrades outside and in with most of the work being done since 2017. The family chef will love the amazing kitchen. It is the heart of the home! Check out the built-in dining area which leads to the stamped concrete, covered patio for extended outdoor living. The home has 3 bedrooms and two fully upgraded bathrooms. Lots of onsite parking, including room for an RV. Elementary school is just down the street and neighborhood shopping is a few blocks away. Large shed for your garden tools and storage with south facing raised garden beds for family gardener.