

Depth/Size (ft):	105	Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):	66.00	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	6,930.00	Full Baths:	1	Zoning:	R558
Flood Plain:		Half Baths:	2	Gross Taxes:	\$4,185.21
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	001-988-379

Style of Home:	3 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double,Other
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas,Wood	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : East
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 516 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 55197
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 13'3	Below	Family Room	10'7 x 11'4
Main	Dining Room	10'10 x 11'4	Below	Bedroom	11'0 x 11'4
Main	Kitchen	14'0 x 6'8	Below	Office	10'8 x 10'1
Main	Foyer	4'10 x 4'3	Below	Laundry	8'3 x 7'11
Above	Primary Bedroom	13'6 x 11'4			
Above	Bedroom	10'10 x 10'7			
Above	Bedroom	9'10 x 10'7			

Finished Floor (Main):	663 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	629 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	595 sqft	# Of Levels:	3	Above	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	2	No
Finished Floor (Total):	1,887 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,887 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Sought after location with gorgeous views to the east. You will love this 3-level-split design. Off the foyer is a large living room. Adjacent dining room and big kitchen overlook the backyard which features a pond. The kitchen flows down to the lower level family room. There is also a bedroom, bathroom and open space downstairs. On the top level are 3 bedrooms and a 2-piece ensuite off the master. Wonderful location close to Edwin S. Richards Elementary and Hillside Traditional Academy. Waiting for all of your design ideas!