

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):	32.00	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	9,394.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,221.41
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	005-462-517

Style of Home:	2 Storey,3 Level Split	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Aluminum	Parking Access:	Front,Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
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	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 232 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 56744

Amenities: Air Cond./Central,Storage

Site Influences: Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Microwave

Bylaw Restrict:

Listing Broker(s): Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'9 x 4'	Main	Utility	6'0 x 8'7
Main	Living Room	14'5 x 14'7	Above	Primary Bedroom	13'7 x 13'5
Main	Dining Room	13'8 x 9'7	Above	Walk-In Closet	6'5 x 5'1
Main	Kitchen	12'1 x 10'4	Above	Bedroom	10' x 13'2
Main	Eating Area	9'1 x 8'5	Above	Bedroom	10'2 x 10'8
Main	Family Room	20'6 x 13'9			
Main	Laundry	14'2 x 5'2			

Finished Floor (Main):	1,220 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	670 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	1,890 sqft	Crawl/Bsmt Height:	6'			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,890 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Located in a quiet cul-de-sac with 2 ROAD FRONTAGES, this 3-bedroom, 3-bathroom detached home offers a perfect mix of comfort and convenience. The large, flat lot provides backyard access from the main road, ideal for RV parking and entertaining. Inside, enjoy new potlight LED lighting and ample storage with a massive 34ft x 20ft, 6ft tall crawl space. The garage features a durable epoxy-coated floor with a transferable 15-year warranty. The expansive backyard includes a huge deck and is hot tub-ready with pre-installed wiring. The driveway, replaced a year ago, is built for heavy use. Don't miss out—schedule your viewing today!