

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1974
Frontage (ft):	68.00	Bathrooms:	3	Age:	50
Lot Area (sq.ft.):	11,466.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,798.00
Rear Yard Exp:	West			For Tax Year:	2024
View:	Yes			P.I.D.:	006-890-121

Style of Home:	Basement Entry	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Treed Greenbelt
Mgmt. Company:	
Complex / Subdiv:	Lower Ten Oaks
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 76 DISTRICT LOT 206 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 43518
Amenities:	Air Cond./Central,Storage
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 13'4	Bsmt	Living Room	15'1 x 12'
Main	Dining Room	10'10 x 8'8	Bsmt	Bedroom	12'7 x 12'3
Main	Kitchen	11'6 x 7'9	Bsmt	Kitchen	8'3 x 8'7
Main	Family Room	11'5 x 25'	Bsmt	Laundry	11'8 x 5'
Main	Primary Bedroom	10'6 x 12'4	Bsmt	Foyer	10'5 x 4'11
Main	Bedroom	10'11 x 8'10			
Main	Bedroom	9'10 x 9'11			

Finished Floor (Main):	1,450 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	846 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,296 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	2,296 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

You need to view this home to truly appreciate it. Newly revitalized from top to bottom, inside and out-it is truly turn key. With room for the whole family, inside you will enjoy the modern finishing, high end appliances and absolutely massive family room which has access to both the front and rear decks. Outside is a fully fenced SUPER PRIVATE 0.26 acre yard bordering a treed greenbelt. Inside you'll be cool in the summer with central A/C and warm all winter with the high efficiency furnace. Close to schools, shopping and commuter arteries, this is an easy house to call home. Arrange your private viewing today.