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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 96.81 | Bedrooms: | 5 | Approx. Year Built: | 1991 |
| Frontage (ft): | 74.41 | Bathrooms: | 3 | Age: | 33 |
| Lot Area: (sq.ft.) | 7,204.00 | Full Baths: | 3 | Zoning: | RMS |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$5,271.25 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | | | | P.I.D.: | 015-998-088 |

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|-------------------------|--------------------------------|-------------------------|-----------------------|
| Style of Home: | Rancher/Bungalow w/Bsmt. | Parking: | Total: 4 - Covered: 2 |
| Construction: | Other | Covered Parking: | 2 |
| Exterior: | Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Other | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Water

Legal: LOT 46, PLAN NWP85323, PART SW1/4, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|-------------|--------------|
| Main | Living Room | 17'6 x 14'3 | Bsmt | Living Room | 15'6 x 16'5 |
| Main | Kitchen | 13'10 x 9'11 | Bsmt | Bedroom | 11'11 x 12'8 |
| Main | Dining Room | 11'10 x 11'5 | Bsmt | Kitchen | 9'1 x 10'5 |
| Main | Family Room | 13'3 x 8'0 | Bsmt | Bedroom | 11'7 x 9'3 |
| Main | Primary Bedroom | 15'4 x 11'4 | Bsmt | Flex Room | 8'7 x 20'4 |
| Main | Bedroom | 10'8 x 13'4 | Main | Eating Area | 10'10 x 7'0 |
| Main | Bedroom | 9'9 x 9'11 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|--------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,542 sqft | # Of Rooms: | 13 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 4 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Main | 4 | No |
| Finished Floor (Bsmt): | 1,515 sqft | Suite: | Legal Suite,Unauthorized Suite | Below | 4 | No |
| Finished Floor (Total): | 3,057 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished | | | |
| Grand Total: | 3,057 sqft | Beds In Bsmt: | 2 / 5 | | | |
| | | # Of Pets: | | | | |

Super popular McMillan neighbourhood! Close to all levels of best schools - McMillan Elem, WM Fraser Middle, and Yale Secondary. Main floor kitchen has loads of oak cupboards w/ island plus eating area and 3 good sized bedrooms. Lower level features 1 bedroom legal suite (could be 2) lots of storage. Suite kitchen is same size as a single detached house. Sunny south facing backyard has storage shed plus extra shed by dble garage. Extra wide lot (74') great for RV parking or ? Pls give ample notice for showings.