

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

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 4
Construction:	Other	Covered Parking:	4
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'	Bsmt	Living Room	12' x 14'
Main	Kitchen	11' x 10'	Bsmt	Bedroom	10' x 10'
Main	Dining Room	10' x 9'	Bsmt	Kitchen	10' x 11'
Main	Family Room	12' x 13'6	Bsmt	Bedroom	10' x 10'
Main	Primary Bedroom	15'8 x 11'6	Bsmt	Storage	6' x 10'
Main	Bedroom	10'8 x 11'2			
Main	Bedroom	10' x 10'			

Finished Floor (Main):	1,530 sqft	# Of Rooms:	12	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):	1,530 sqft	Suite:	Legal Suite,Unauthorized Suite	Below	4	No
Finished Floor (Total):	3,060 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,060 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.