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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | .01 | Bedrooms: | 4 | Approx. Year Built: | 1968 |
| Frontage (ft): | 75.00 | Bathrooms: | 3 | Age: | 56 |
| Lot Area: (sq.ft.) | 7,500.00 | Full Baths: | 3 | Zoning: | RD3 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$4,375.86 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 010-565-884 |

| | | | |
|-------------------------|---------------------------------|-------------------------|-----------------------|
| Style of Home: | Basement Entry | Parking: | Total: 6 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Fibre Cement Board | Parking Access: | |
| Foundation: | | Parking: | Garage; Single |
| 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 | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s),Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | |

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: 010-565-884 LOT 57, PLAN NWP19647, DISTRICT LOT 139, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Swirlpool/Hot Tub

Site Influences: Central Location

Features: ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool

Bylaw Restrict:

Listing Broker(s): Sutton Group Seafair Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------------|-------------|
| Main | Living Room | 17'1 x 14'6 | Below | Primary Bedroom | 16'2 x 13'7 |
| Main | Dining Room | 10'1 x 9'2 | Below | Den | 8'6 x 9'1 |
| Main | Kitchen | 17'7 x 9'2 | Below | Family Room | 17'1 x 13'7 |
| Main | Primary Bedroom | 11'6 x 12' | Below | Kitchen | 13'10 x 9'1 |
| Main | Bedroom | 11'6 x 9'2 | Below | Laundry | 5'9 x 9'1 |
| Main | Bedroom | 8' x 11'2 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,200 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 4 | No |
| Finished Floor (Below): | 1,145 sqft | # Of Levels: | 2 | Below | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | | Below | 3 | No |
| Finished Floor (Total): | 2,345 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 2,345 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

This home has it all! The renovated kitchen features white shaker cabinets, a gas stove, granite counters, slate floors and stainless steel appliances. Enjoy pot lights, built in speakers, smooth ceilings and a newer gas fireplace. Upstairs are 3 bedrooms, while downstairs offers a primary bedroom with a luxurious 5 piece ensuite, including a soaker tub, plus a flexible space for dressing room, office or nursery. A separate entrance leads to a cozy bachelor suite, perfect for a nanny or in-laws. Outside, a huge covered deck and spacious patio with a hot tub await. Fresh exterior paint, new siding and upgraded plumbing in 2020 add to the appeal. Located on a 7,500 SQFT flat lot near Bell Park, with ample parking and a short walk to town.