

Depth/Size (ft):	99.50	Bedrooms:	4	Approx. Year Built:	2011
Frontage (ft):	23.50	Bathrooms:	4	Age:	13
Lot Area: (sq.ft.)	2,363.00	Full Baths:	3	Zoning:	RF-SD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,593.77
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	027-857-913

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single, Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 5, PLAN BCP40285, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Private Yard, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed, Vacuum - Roughed In
Bylaw Restrict:	No Restrictions
Listing Broker(s):	1NE Collective Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Patio	18'10 x 3'7	Above	Bedroom	11'5 x 9'11
Main	Living Room	18'6 x 11'10	Above	Bedroom	12'2 x 14'4
Main	Dining Room	10' x 10'1	Above	Family Room	18' x 10'4
Main	Kitchen	9'2 x 13'1	Below	Kitchen	8'5 x 6'10
Main	Family Room	8'9 x 9'	Below	Eating Area	8'7 x 18'4
Main	Foyer	6'1 x 4'7	Below	Bedroom	9'1 x 12'11
Above	Primary Bedroom	12'6 x 15'4	Below	Storage	7'11 x 4'6

Finished Floor (Main):	842 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	981 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	854 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	2,677 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,677 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

This non-strata half duplex is located on a desirable, quiet street. Just a few doors away is the Salmonberry Park, a sprawling 5+ acre park with a playground. With 2677 sq ft of space, this home feels like a single-family residence, boasting 3 large bedrooms and a flex space upstairs, along with an open floorplan and a den on the main level-ideal for working from home or accommodating a fifth bedroom. Elegant finishes throughout, such as crown molding, tray ceilings, and soft-grey kitchen cabinets that extend to the ceiling, add to its charm. The basement has a separate entrance and has one bed, a full bath, kitchen, dining area, and a bright, large living room. Additional features include attached garage, driveway parking, and a fully fenced yard. Open house Oct. 27 from 2-4pm