

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>	56.20	<b>Bathrooms:</b>	3	<b>Age:</b>	26
<b>Lot Area: (sq.ft.)</b>	5,995.69	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS1B
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,250.16
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	023-756-969

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front,Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 7, PLAN LMP33117, SECTION 16, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security - Roughed In,Storage Shed,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 12'	Main	Bedroom	10'1 x 10'
Main	Dining Room	10'2 x 9'4	Bsmt	Living Room	12'5 x 11'10
Main	Kitchen	0'7 x 9'10	Bsmt	Kitchen	15'2 x 9'9
Main	Eating Area	11'5 x 6'6	Bsmt	Bedroom	10'9 x 10'4
Main	Family Room	15'2 x 12'5	Bsmt	Den	12'1 x 8'11
Main	Primary Bedroom	15'2 x 11'11	Bsmt	Laundry	12'1 x 6'7
Main	Bedroom	10'1 x 10'	Bsmt	Flex Room	11'5 x 10'4

<b>Finished Floor (Main):</b>	1,567 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	1,171 sqft	<b>Suite:</b>	Unauthorized Suite	Bsmt	4	No
<b>Finished Floor (Total):</b>	2,738 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,738 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

This one owner home presents very well offering 1576 sq. ft. on main floor, 2738 sq. ft. total. Gorgeous living room with high ceilings and big picture windows, family room with gas fireplace off the kitchen, 3 bedrooms up, one bedroom suite down plus a den. Large covered deck overlooking trees, corner lot with an RV pad, private, fenced backyard. Double garage with a workshop/flex room at back (could possibly be converted to a second bedroom for suite) Reroofed 3 years ago, hot water tank 2024. Close to schools, transit, shopping.