

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1982
<b>Frontage (ft):</b>	61.68	<b>Bathrooms:</b>	3	<b>Age:</b>	42
<b>Lot Area: (sq.ft.)</b>	5,985.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R1 - B
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,924.16
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	001-904-957

<b>Style of Home:</b>	Basement Entry,Split Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<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>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	LOT 48 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 58901
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 3'8	Main	Bedroom	9'4 x 10'1
Main	Family Room	14'8 x 17'10	Below	Recreation Room	23'9 x 13'11
Main	Dining Room	8'11 x 8'7	Below	Laundry	8'5 x 7'8
Main	Kitchen	16'1 x 10'2	Below	Bedroom	9'11 x 10'10
Main	Primary Bedroom	11'4 x 14'9	Below	Walk-In Closet	4'8 x 4'5
Main	Walk-In Closet	4'5 x 5'1			
Main	Bedroom	11'4 x 10'3			

<b>Finished Floor (Main):</b>	1,263 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	883 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	3	No
<b>Finished Floor (Total):</b>	2,146 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,146 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Looking for the perfect street, w/ tons of parking, the best neighbours & great schools? Look no further~ this 2146 sq ft home w/ 4 bdrms & 3 bths is the one! The kitchen is the heart of the home & this one is a dream to cook & hang out in! Updated w/ tons of gorgeous cabinetry, high end S/S appliances inc gas cook top, large island/prep area w/ seating for 3! The primary retreat has a 3 pc ensuite & walk in closet. Step out to the massive deck w/ gas hookup & gaze out at your private south facing yard w/ japanese gardens, tranquil pond & water feature. This property is beautifully landscaped w/ multiple outdoor areas to enjoy! Down offers a 4th bdrm, rec rm & 2 bay work station/office! Tons of updates inc windows, h/w tank, kitchen, h/wd flring, siding, painted in & out, gutters & more!