

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1985
Frontage (ft):	31.17	Bathrooms:	3	Age:	39
Lot Area: (sq.ft.)	6,970.00	Full Baths:	2	Zoning:	R-1B
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,092.68
Rear Yard Exp:	West			For Tax Year:	2024
View:	No			P.I.D.:	000-633-836

Style of Home:	2 Storey w/Bsmt.,4 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 525 SECTION 36 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 65863
Amenities:	Garden,In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'3 x 7'4	Abv Main 2	Primary Bedroom	12'2 x 12'8	Below	Bedroom	11'9 x 11'2
Main	Laundry	8'4 x 7'7	Abv Main 2	Walk-In Closet	5'10 x 5'9			
Main	Living Room	18'10 x 11'5	Abv Main 2	Bedroom	9'0 x 11'3			
Above	Kitchen	12'8 x 13'7	Abv Main 2	Bedroom	9'0 x 10'4			
Above	Living Room	12'8 x 17'7	Below	Bedroom	11'10 x 16'10			
Above	Dining Room	11'11 x 9'4						

Finished Floor (Main):	515 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	591 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	515 sqft	# Of Levels:	3	Abv Main 2	4	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Abv Main 2	5	No
Finished Floor (Total):	2,281 sqft	Crawl/Bsmt Height:	5'			
Unfinished Floor:	0 sqft	Basement:	Crawl,Partly Finished			
Grand Total:	2,281 sqft	Beds In Bsmnt:	0 / 5			
		# Of Pets:				

Stunning, immaculately kept 2281 sq ft 4 level split located in a cul-de sac of homes with "pride of ownership" & the best neighbours! Formal living/dining rm leads to the kitchen w/ casual dining space. The family rm has fabulous built in cabinetry w/ space for a 60" tv. Head up to the 3 well sized bdrms w/ primary offering a walk in closet & 4 pc ensuite. Down boasts 2 more bdrms that would be great for teens or to rent to students to help with the mortgage! Storage is no problem with 397 sq ft of crawlspace! Step out to the expansive covered deck, private yard w/ shed, gorgeous gardens, all sitting on a huge almost 7000 sq ft lot! Updates include windows, furnace, roof, bonus A/C & more! Garage has 60 amp sub panel & is wired for 220. Fantastic location, close to everything!