

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1970
Frontage (ft):	64.00	Bathrooms:	3	Age:	54
Lot Area: (sq.ft.)	7,668.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,160.12
Rear Yard Exp:	East			For Tax Year:	2024
View:	Yes			P.I.D.:	006-899-641

Style of Home:	Split Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Carport; Multiple
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View: Yes : nature

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer

Legal: LOT 77, PLAN NWP33539, PART NW1/4, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Workshop Detached

Site Influences: Cul-de-Sac,Private Setting,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security - Roughed In,Storage Shed

Bylaw Restrict:

Listing Broker(s): Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 13'	Below	Mud Room	13'6 x 10'
Main	Dining Room	13' x 10'	Below	Kitchen	13' x 10'
Main	Living Room	17'6 x 15'	Below	Living Room	13' x 12'
Main	Primary Bedroom	12'6 x 11'6	Below	Bedroom	12' x 10'
Main	Bedroom	11'6 x 11'6	Below	Bedroom	10' x 10'
Main	Laundry	11'6 x 9'6			
Below	Recreation Room	17'6 x 11'6			

Finished Floor (Main):	1,404 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	1,404 sqft	Suite:	Legal Suite	Below	3	No
Finished Floor (Total):	2,808 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,808 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Walk everywhere! 7668sf lot in the heart of town. 4bd/3bath + rec room could be a bedroom. LEGAL SUITE. A block to Mill Lake, a block to high school, and facing the field of Godson Elementary! Great location with a private sunny back yard - room to grow your veg! Loads of updates done over the years including AC, flooring, lovely renovated kitchen and baths. Massive covered deck for gatherings and BBQs. 18x14 detached shop for your projects and loads of parking - plenty of room for RV and all the toys! Fantastic family home or build your dream home!