

Depth/Size (ft):	113	Bedrooms:	3	Approx. Year Built:	1950
Frontage (ft):	53.00	Bathrooms:	1	Age:	74
Lot Area: (sq.ft.)	5,924.00	Full Baths:	1	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$2,476.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	009-571-558

Style of Home:	Basement Entry,Split Entry	Parking:	Total: 4 - Covered: 4
Construction:	Concrete Block,Frame - Wood	Covered Parking:	4
Exterior:	Mixed,Stucco	Parking Access:	Front,Lane
Foundation:		Parking:	Open,Other
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	Yes

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Water
Legal:	LOT 6, PLAN NWP11744, NEW WESTMINSTER LAND DISTRICT, DIVISION D
Amenities:	Pool; Outdoor,Sauna/Steam Room,Storage,Swirlpool/Hot Tub
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Other - See Remarks
Bylaw Restrict:	
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 4'2	Below	Recreation Room	12'1 x 18'5
Main	Living Room	14'11 x 12'9			
Main	Primary Bedroom	11'2 x 12'9			
Main	Bedroom	8'8 x 11'3			
Main	Kitchen	11'10 x 11'3			
Main	Foyer	12'1 x 5'8			
Above	Bedroom	11'11 x 18'3			

Finished Floor (Main):	974 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	188 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,162 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part,Separate Entry			
Grand Total:	1,162 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Fully renovated home situated at the end of a quiet dead-end street. This property has been completely updated both inside and out, offering a blend of luxury and cozy living. The backyard serves as a private oasis, featuring a sauna, luxurious hot tub and a sparkling pool, with double patios; perfect for relaxation!. Private yard, beautiful landscaping and move in ready! This property is a must see!

