

Depth/Size (ft):		Bedrooms:	9	Approx. Year Built:	1993
Frontage (ft):	40.35	Bathrooms:	5	Age:	31
Lot Area: (sq.ft.)	8,504.00	Full Baths:	5	Zoning:	SFD
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$5,704.46
Rear Yard Exp:	Northeast			For Tax Year:	2023
View:				P.I.D.:	017-804-370

Style of Home:	2 Storey,2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	No	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity

Legal: LOT 14, PLAN LMP4696, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security - Roughed In,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Macdonald Realty Westmar

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'5 x 5'11	Main	Bedroom	9'10 x 14'11	Above	Living Room	13'10 x 17'0
Main	Bedroom	13'1 x 9'1	Main	Patio	25'7 x 10'11	Above	Bedroom	10'1 x 11'2
Main	Bedroom	13'1 x 9'1	Main	Laundry	11'10 x 9'7	Above	Primary Bedroom	13'0 x 13'9
Main	Recreation Room	25'3 x 25'11	Above	Family Room	14'10 x 16'1	Above	Bedroom	9'9 x 9'8
Main	Living Room	13'1 x 14'3	Above	Dining Room	12'8 x 11'9	Above	Bedroom	10'10 x 11'7
Main	Kitchen	13'2 x 8'4	Above	Kitchen	12'8 x 14'1	Above	Walk-In Closet	4'0 x 5'8
Main	Bedroom	9'10 x 13'9	Above	Eating Area	11'2 x 9'3	Above	Patio	25'8 x 10'5

Finished Floor (Main):	2,172 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,072 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft		Legal	Above	3	No
Finished Floor (Total):	4,244 sqft	Suite:	Suite,Unauthorized Suite	Above	4	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Above	3	No
Grand Total:	4,244 sqft	Basement:	Crawl,Full			
		Beds In Bsmt:	0 / 9			
		# Of Pets:				

Homes like this one are not available to often, so don't miss your chance to own this great home offering 9 bed/ 5 bath with 2 rental suites and approximately over 4200 sq/ft of living space plus double car garage on a 8500 sqft lot. Whole house currently rented for \$7200/month. Located in Queensborough, which easy access to all major routes and close to transit, schools, shopping this home is a must see. Call listing agent to for a private viewings.