

Depth/Size (ft):	irregular	Bedrooms:	4	Approx. Year Built:	1992
Frontage (ft):	138.48	Bathrooms:	4	Age:	32
Lot Area: (sq.ft.)	14,157.00	Full Baths:	3	Zoning:	R2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,849.48
Rear Yard Exp:	West			For Tax Year:	2024
View:	No			P.I.D.:	018-054-269

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 9 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stucco	Parking Access:	Front,Lane
Foundation:		Parking:	Garage; Triple,RV Parking Avail.
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:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 2 SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP8156
Amenities:	Air Cond./Central
Site Influences:	Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Oven - Built In,Range Top,Refrigerator,Sprinkler - Inground,Vacuum - Built In,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 17'1	Main	Walk-In Closet	12'9 x 5'10	Above	Walk-In Closet	5'8 x 5'7
Main	Dining Room	17' x 12'6	Main	Bedroom	11'8 x 10'10	Bsmt	Utility	14' x 9'1
Main	Kitchen	16'10 x 14'10	Main	Laundry	12'9 x 6'5	Bsmt	Storage	17'4 x 14'
Main	Eating Area	13'1 x 10'10	Main	Foyer	9'11 x 4'2			
Main	Pantry	6'1 x 4'7	Above	Bedroom	13' x 10'2			
Main	Office	17' x 13'4	Above	Walk-In Closet	5'8 x 5'7			
Main	Primary Bedroom	16'2 x 14'5	Above	Bedroom	13' x 10'1			

Finished Floor (Main):	2,457 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	602 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	5	Yes
Finished Floor (Total):	3,059 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	2,456 sqft	Basement:	Full,Unfinished			
Grand Total:	5,515 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Fantastic 2 storey plus full unfinished basement with separate entrance, waiting for your ideas. Custom built with loads of quality features. Large MASTER BEDROOM on MAIN FLOOR and 2 Bedrooms up. Features 2 cozy gas fireplaces, large office, air conditioning and loads of storage. Big, bright Kitchen with skylight and walk-in pantry. Spacious patio to enjoy outdoor living and perfect for entertaining. 3 car garage plus lots of RV parking. This home sits on a huge 14,157 sqft CORNER LOT with lane access. School catchment: Cambridge Elementary & Sullivan Heights Secondary.

