

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1983
<b>Frontage (ft):</b>	86.30	<b>Bathrooms:</b>	3	<b>Age:</b>	41
<b>Lot Area (sq.ft.):</b>	5,426.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R3
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$4,180.12
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	003-362-639

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 5 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 331, PLAN NWP63577, PART NW1/4, SECTION 10, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 10'1	Above	Primary Bedroom	14'2 x 12'11
Main	Living Room	16'7 x 14'2	Above	Walk-In Closet	9'5 x 4'8
Main	Dining Room	12'6 x 7'5	Above	Bedroom	18'4 x 11'6
Main	Foyer	6'3 x 4'3	Above	Bedroom	16' x 10'1
Main	Family Room	28'8 x 11'4	Above	Loft	10'5 x 5'1
Main	Games Room	27'5 x 17'5			
Main	Laundry	3' x 3'			

<b>Finished Floor (Main):</b>	1,270 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	934 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	2,204 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,204 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Stunning 2204 sf 2 storey home on a large 5426 sf lot. Lots of renovations! 3 massive bedrooms upstairs + a loft and big bthrm w/brand new shower surround tiles. Primary has a powder room & wi closet. Main floor has another huge bdrm, a spacious kitchen w/newer cabinets, Caesarstone granite countertops, s/s appliances (gas stove), island. Gas f/p in the lvg rm. Vaulted ceilings. Enormous family room w/a dble sided f/p going into another enormous games room w/access to your fully fenced private backyard. A side shop/man cave. Tons of parking. Newer vinyl siding, gutters, roof, 4 skylights. New flooring, light fixtures, paint, baseboards, Hot water tank April 2024. Such a bright, comfortable home. Close to amenities, shopping, transit, great schools, Central location!