

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

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Open
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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	Yes

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

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

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 flring, light fixtures, paint, baseboards, Hot water tank April 2024. Such a bright, comfortable home. Close to amenities, shopping, transit, great schools, Central location!