

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1977
<b>Frontage (ft):</b>	48.00	<b>Bathrooms:</b>	2	<b>Age:</b>	47
<b>Lot Area: (sq.ft.)</b>	4,289.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,168.97
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	004-975-413

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Aluminum	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	LOT 321 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 51853
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'7 x 8'6	Above	Bedroom	14'6 x 9'8
Main	Living Room	10'7 x 17'8	Above	Bedroom	11'5 x 9'8
Main	Kitchen	11'2 x 11'2	Above	Bedroom	11'1 x 9'0
Main	Dining Room	13'11 x 9'10	Main	Patio	12'10 x 24'6
Main	Pantry	3'10 x 9'10	Main	Patio	30'0 x 11'1
Main	Bedroom	11'1 x 10'2	Main	Patio	12'8 x 14'3
Above	Primary Bedroom	12'7 x 16'3			

<b>Finished Floor (Main):</b>	900 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	806 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,706 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,706 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Looking for a great family home centrally located? Look no further! Very well maintained, clean, move-in ready, 5-spacious bedrooms, 2 full baths and a generous fenced backyard. House is situated in a quiet cul-de-sac, ample parking and corner lot. Featuring stainless steel appliances, kitchen island, pantry, formal dining room, bright living room with wood fireplace, double-glazed windows. A multitude of outdoor living space with 2 patios, a covered front porch and a large covered deck for year round outdoor entertainment. Enjoy a private yard with mature garden. Local elementary and high schools, KPU, churches and temples are a quick driveaway. Costco, Superstore, Save On Foods, Chalo, Fruitanca, Newton Athletic Park and medical offices in very close proximity and walkable to transit.