

Depth/Size (ft):	123	Bedrooms:	7	Approx. Year Built:	1995
Frontage (ft):	52.78	Bathrooms:	5	Age:	29
Lot Area: (sq.ft.)	6,781.00	Full Baths:	5	Zoning:	RS6
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,002.46
Rear Yard Exp:				For Tax Year:	2021
View:				P.I.D.:	018-256-376

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN LMP10422, DISTRICT LOT 282, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Freezer,Garage Door Opener,Hot Tub Spa/Swirlpool,Intercom,Jetted Bathtub,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	12'1 x 15'7	Above	Bedroom	11'2 x 11'1	Below	Bedroom	11'5 x 11'7
Above	Dining Room	13'4 x 10'9	Above	Bedroom	10'11 x 11'0			
Above	Kitchen	12'0 x 11'8	Below	Living Room	12'2 x 25'3			
Above	Family Room	12'5 x 18'2	Below	Bedroom	10'1 x 14'7			
Above	Eating Area	10'1 x 7'2	Below	Laundry	11'7 x 10'5			
Above	Primary Bedroom	12'1 x 17'5	Below	Bedroom	10'5 x 10'6			
Above	Bedroom	12'4 x 10'0	Below	Family Room	16'8 x 12'9			

Finished Floor (Main):	2,118 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	2,109 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	3	Yes
Finished Floor (Total):	4,227 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Below	3	No
Grand Total:	4,227 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

Great family home with room for everyone! An optimal choice for multi-generational families or investors. The 7 bed/5 bath home has been meticulously cared for and includes many great extras & updates, including fresh paint in/out, A/C, newer floors & windows, a low maintenance backyard retreat with high quality, synthetic grass, gazebo and hot tub. 4 bedrooms up with a large primary and ensuite, an amazing Jack & Jill bathroom for kids and lots of room to entertain. The covered patio also has a gas line so you will never run out for family BBQs. Large 2 bedroom suite with potential to add another 1 bedroom suite as well. Perfect central location to schools, athletic park, ice rink, Osprey Village and great forested trails right out your front door. Book your private showing today!