

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

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - 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,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile	<b>Fixtures Rmvd:</b>	

**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,ClthWsh/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			

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

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. Open Sunday 2-5.Check the tour for more!