

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1981
Frontage (ft):		Bathrooms:	3	Age:	43
Lot Area: (sq.ft.)	8,040.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,355.90
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	005-732-794

Style of Home:	Reverse 2 Storey w/Bsmt	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	Yes : Sunsets and Panoramic views
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 17 SECTION 36 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 58593
Amenities:	
Site Influences:	Central Location,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	15'4 x 11'6	Above	Walk-In Closet	10' x 6'3
Main	Living Room	14'7 x 12'10	Below	Bedroom	12'9 x 12'6
Main	Dining Room	15' x 11'5	Below	Bedroom	10'2 x 9'11
Main	Kitchen	11'7 x 11'2			
Main	Foyer	7'4 x 5'10			
Main	Patio	13'1 x 8'7			
Above	Primary Bedroom	14'11 x 14'9			

Finished Floor (Main):	902 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	538 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	861 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,301 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,301 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This two-storey family home features 3 bedrooms and 3 bathrooms, nestled in a peaceful cul-de-sac and backing onto a serene greenbelt. The property has a fenced yard and is conveniently located close to various amenities. Call today to schedule a viewing!