

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>	76.00	<b>Bathrooms:</b>	4	<b>Age:</b>	33
<b>Lot Area: (sq.ft.)</b>	7,086.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	R3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,560.41
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	014-934-353

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water	<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>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community
<b>Legal:</b>	LOT 34, PLAN NWP82912, PART NE1/4, SECTION 16, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'7	Main	Family Room	17'5 x 13'3
Main	Kitchen	11'6 x 10'6	Below	Living Room	12' x 10'
Main	Dining Room	12'5 x 10'8	Below	Dining Room	11' x 9'
Main	Nook	11' x 11'	Below	Kitchen	12' x 7'5
Main	Primary Bedroom	15' x 13'	Below	Bedroom	11'6 x 9'3
Main	Bedroom	13' x 10'	Below	Bedroom	11'8 x 10'
Main	Bedroom	14' x 10'	Below	Bedroom	11' x 12'

<b>Finished Floor (Main):</b>	1,780 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	3	Yes
<b>Finished Floor (Below):</b>	1,680 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Licensed Suite,Other	Below	3	No
<b>Finished Floor (Total):</b>	3,460 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,460 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

PRIME LOCATION - CORNER LOT! This SPACIOUS OPEN CONCEPT home sits on a 7086 sq ft lot close to ALL AMENITIES - walking distance to schools, parks, bus routes, rec centers and shopping. 6 bedrooms, 4 washrooms - 2 LARGE LIVING/FAMILY areas upstairs and lots of NATURAL LIGHT. Ample parking + Large double garage + MORTGAGE HELP!!