

Depth/Size (ft):	124.9	Bedrooms:	4	Approx. Year Built:	2019
Frontage (ft):	33.00	Bathrooms:	3	Age:	5
Lot Area: (sq.ft.)	4,107.00	Full Baths:	3	Zoning:	R1-D
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,725.95
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	030-361-745

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Lane,Rear
Foundation:		Parking:	Grge/Double Tandem,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - 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:	Mixed	Fixtures Rmvd:	No

View:	Yes : Surrounding Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT B, PLAN EPP73572, NEW WESTMINSTER LAND DISTRICT, DIVISION E
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 23'11	Main	Pantry	5' x 2'6
Main	Dining Room	11'4 x 9'2	Below	Family Room	15'6 x 16'
Main	Kitchen	11'4 x 11'3	Below	Kitchen	15'6 x 6'8
Main	Primary Bedroom	15'6 x 12'5	Below	Den	9'3 x 9'11
Main	Bedroom	11' x 10'	Below	Bedroom	13'7 x 10'1
Main	Bedroom	11' x 9'11	Below	Foyer	8'1 x 7'
Main	Walk-In Closet	8'3 x 5'1			

Finished Floor (Main):	1,423 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	Yes
Finished Floor (Below):	1,223 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Below	4	No
Finished Floor (Total):	2,646 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,646 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Beautifully finished, newer home(2019), with IN-LAW SUITE, in a central location. Featuring modern finishes and open concept on the main floor including stainless steel appliances, island, gas fireplace and jumbo covered deck off the back of the home, primary bedroom with large walk in closet and 5 piece ensuite plus an additional two bedrooms. Lower floor has a self contained 1 Bedroom plus den (second bedroom) fully contained suite with separate entrance. Excellent revenue generator. Generous sized double garage with lane access, and open parking for an additional 2 vehicles. Fully fenced yard and beautiful garden area off of the front of the home. Minutes to District 1881, all levels of shopping, recreation and schools. Amazingly clean and well cared for.