

Depth/Size (ft):	145	Bedrooms:	5	Approx. Year Built:	1974
Frontage (ft):	60.00	Bathrooms:	3	Age:	50
Lot Area: (sq.ft.)	8,712.00	Full Baths:	3	Zoning:	R1A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$4,175.72
Rear Yard Exp:	East			For Tax Year:	2024
View:	Yes			P.I.D.:	006-129-820

Style of Home:	Split Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	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:	Sundeck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 202, PLAN NWP41294, DISTRICT LOT 27, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location,Private Setting,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltHwSh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Pantry
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 13'2	Above	Bedroom	10'7 x 9'9	Bsmt	Bedroom	9'11 x 12'9
Main	Kitchen	11'6 x 10'3	Main	Office	15'5 x 10'6	Bsmt	Storage	8'9 x 11'1
Main	Dining Room	9'11 x 10'8	Main	Pantry	10'3 x 5'6	Bsmt	Storage	13' x 7'7
Main	Office	15'5 x 10'6	Below	Recreation Room	16'8 x 12'9	Bsmt	Laundry	19'2 x 8'9
Main	Primary Bedroom	13' x 13'2	Bsmt	Bedroom	11'10 x 8'11	Bsmt	Workshop	47'6 x 15'3
Main	Walk-In Closet	4'6 x 6'2						
Main	Bedroom	10'1 x 13'2						

Finished Floor (Main):	1,665 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	867 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,532 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,532 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsmt:	2 / 5			
		# Of Pets:				

Shop, huge yard, and completely renovated to the highest standards. Exposed wood post and beam greet you, as you enter this 5 bedroom, 3 bathroom house that has new windows, doors, hardi board siding and pine wood and groove soffiting. Massive ensuite has heated floors, dual sinks, quartz counters and an over-sized walk-in shower with a seat and dual shower-heads. Kitchen has new cabinets, quartz counters, tile backsplash, and a huge walk-in pantry with an extra fridge. Other features include barn doors, 2 n/g fireplaces with rock surround, AC, and a new high energy efficient furnace. Large, covered patio deck with stairs down into the fenced backyard, which has swings, play fort, fruit trees and multiple raised garden beds. There is a 550 sq ft shop with a built-in dust control system