

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	1922
Frontage (ft):	50.00	Bathrooms:	3	Age:	102
Lot Area: (sq.ft.)	5,000.00	Full Baths:	2	Zoning:	/
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,008.88
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-361-990

Style of Home:	3 Storey,Basement Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Front,Lane
Foundation:		Parking:	Carport; Single,Open,RV Parking Avail.
Rain Screen:	No	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 10, SUB BLOCK 14, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOTS 6 & 9
Amenities:	
Site Influences:	Lane Access,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty Westmar

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'1 x 10'6	Abv Main 2	Bedroom	11'0 x 12'11
Main	Dining Room	11'11 x 13'3	Abv Main 2	Bedroom	12'10 x 9'4
Main	Living Room	13'6 x 13'3	Abv Main 2	Storage	5'4 x 19'1
Main	Kitchen	13'0 x 11'10	Abv Main 2	Walk-In Closet	5'4 x 6'4
Main	Den	8'1 x 7'8	Below	Family Room	18'4 x 20'11
Main	Laundry	14'5 x 12'3	Below	Bedroom	11'10 x 13'0
Abv Main 2	Primary Bedroom	14'2 x 12'3	Below	Workshop	8'2 x 20'9

Finished Floor (Main):	1,037 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	918 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Below	3	No
Finished Floor (Total):	2,840 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Partly Finished,Separate Entry			
Grand Total:	2,840 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Don't miss out on this well kept 3 level family home centrally located in New Westminster. This 4 bedroom 3 bath house is now available for you to make it your own. Located walking distance to all 3 levels of school, transit, shopping, restaurants and much more don't miss out on this one. Recent upgrades include roof, furnace, hot-water tank, windows, closed in garage off the back lane and front entrance for extra parking. This home is located with potential of future development(confirm with city of New Westminster). Call today for private booking. Open house: Sept..28(Sat) 1:00-3:00pm