

<b>Depth/Size (ft):</b>	122.00	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	33.00	<b>Bathrooms:</b>	4	<b>Age:</b>	0
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,941.99
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	800-172-664

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal,Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Storm Sewer
<b>Legal:</b>	LOT 15, PLAN VAP1668, PART N1/2, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT, OF LOT 48
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Lane Access,Paved Road
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security System
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Rennie & Associates Realty Ltd., Rennie & Associates Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'7 x 13'9	Abv Main 2	Primary Bedroom	10'6 x 12'2
Main	Dining Room	12'11 x 5'11	Abv Main 2	Walk-In Closet	8'7 x 5'7
Main	Living Room	11'6 x 10'0			
Main	Foyer	6'8 x 8'1			
Above	Bedroom	9'8 x 10'9			
Above	Bedroom	9'11 x 10'0			
Above	Office	10'3 x 6'2			

<b>Finished Floor (Main):</b>	565 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	565 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Abv Main 2	5	Yes
<b>Finished Floor (Total):</b>	1,646 sqft	<b>Crawl/Bsmt Height:</b>		Main	2	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,646 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome to 3494 Franklin Street, another remarkable duplex built by Aqua Homes Development. This front unit spacious three-story home offers split heating and A/C systems with thermostats on each floor to provide high quality and efficient heating and cooling. Engineered hardwood floors, high-end stainless steel appliances, and a full-sized LG washer and dryer. Enjoy the convenience of sensor LED lighting in all bathrooms and 4-camera security system. The main living area opens to a beautifully front fenced yard with professional landscaping and a private garage with lane access. This exceptional property is located in the perfect sought out and desirable Hastings Sunrise, you don't want to miss this one!