

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1990
Frontage (ft):	59.00	Bathrooms:	3	Age:	34
Lot Area: (sq.ft.)	7,247.00	Full Baths:	2	Zoning:	RF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,598.64
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	014-264-633

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,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) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 57, PLAN NWP81342, PART SE1/4, SECTION 27, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'4 x 13'0	Above	Primary Bedroom	16'0 x 13'0
Main	Living Room	13'1 x 21'5	Above	Bedroom	10'0 x 10'0
Main	Dining Room	13'7 x 13'6	Above	Bedroom	12'6 x 13'3
Main	Office	10'1 x 12'5	Above	Bedroom	17'8 x 18'6
Main	Eating Area	8'5 x 9'11	Above	Walk-In Closet	10'0 x 5'11
Main	Family Room	13'1 x 16'8			
Main	Laundry	8'8 x 11'11			

Finished Floor (Main):	1,413 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,311 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,724 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,724 sqft	Beds In Bsmnt:	0 / 4			
		# Of Pets:				

Beautiful 2 story home in Bear Creek's desirable Shaughnessy Heights. 2724 sqft 4 bedroom and 3 bathroom home on a 7247 sqft lot. Newer hot water tank and furnace with air conditioning. Home has been painted inside and out, updated bathrooms and kitchen with stainless steel appliances including gas range. Spacious backyard perfect for entertaining and space for kids to run around. 4th bedroom up could be used as games room. 9 year old roof. Desirable location close to schools, transit and shopping. Don't miss out on this meticulously cared for, turn key home. Call Now!