

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2001
<b>Frontage (ft):</b>	26.00	<b>Bathrooms:</b>	4	<b>Age:</b>	23
<b>Lot Area: (sq.ft.)</b>	2,347.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,406.52
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	024-056-855

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Heartland

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer

**Legal:** LOT 168, PLAN LMP36872, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

**Amenities:** In Suite Laundry

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 18'2	Bsmt	Recreation Room	25'1 x 12'8
Main	Dining Room	13'10 x 9'1	Main	Foyer	6'1 x 4'4
Main	Kitchen	13'4 x 13'2			
Above	Primary Bedroom	17'2 x 12'11			
Above	Bedroom	10' x 9'5			
Above	Bedroom	9'8 x 9'4			
Bsmt	Bedroom	12'2 x 9'8			

<b>Finished Floor (Main):</b>	772 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	721 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	739 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	2,232 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,232 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

The perfect FAMILY HOME with 4 bedrooms and 4 bathrooms in a quiet and walkable neighbourhood. Open concept main floor with lovely bright white kitchen cabinets complete with stone countertops and a large island. Direct walk-out access to the backyard from the main floor makes this home ideal for entertaining. Powder room on main floor. Upstairs features 3 bedrooms including the master with ensuite. Convenient laundry on the upper floor. The basement is fully finished with a large rec room, bedroom and an additional 4 piece bathroom. This home is walking distance to shopping, schools, local parks and the future skytrain. Be sure to check out the cinematic walk-through video and put this property on your list to view!