

Depth/Size (ft):	100	Bedrooms:	5	Approx. Year Built:	1961
Frontage (ft):	66.00	Bathrooms:	2	Age:	63
Lot Area: (sq.ft.)	6,600.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,621.00
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	010-584-005

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 2, BLOCK L, PLAN NWP19748, DISTRICT LOT 440, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Cleared,Private Yard,Recreation Nearby

Features: Clothes Dryer,Clothes Washer,Stove

Bylaw Restrict:

Listing Broker(s): eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	12' x 11'	Bsmt	Kitchen	11'6 x 10'
Main	Bedroom	11' x 9'4	Bsmt	Bedroom	10'10 x 11'3
Main	Bedroom	12' x 8'1	Bsmt	Bedroom	10'10 x 8'2
Main	Living Room	15' x 11'3	Bsmt	Laundry	8'10 x 6'1
Main	Dining Room	11'6 x 8'5			
Main	Kitchen	15' x 8'7			
Bsmt	Living Room	23'10 x 11'2			

Finished Floor (Main):	1,081 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	950 sqft	Suite:	Legal Suite			
Finished Floor (Total):	2,031 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,031 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This meticulously maintained five bedroom home offers 2031sq ft of living space on 6600sq.ft lot. Situated in a quiet and highly desirable area of North Delta.This property feature a large private deck, ideal for outdoor entertaining. The main floor showcase, a unique layout while the fully finished legal suit including a den, suspicious two bedroom, a large living room and a full bathroom.