

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>	73.00	<b>Bathrooms:</b>	3	<b>Age:</b>	52
<b>Lot Area: (sq.ft.)</b>	7,405.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,396.90
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-373-744

<b>Style of Home:</b>	4 Level Split	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport & Garage
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : skippy squirrels, hooty owls
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	LOT 373 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 37052
<b>Amenities:</b>	Air Cond./Central,Workshop Attached
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Greenbelt,Private Setting,Private Yard,Recreation Nearby
<b>Features:</b>	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Lighthouse Realty Ltd., Dexter Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	12'10 x 14'9	Below	Bar Room	12'9 x 6'
Above	Dining Room	13'4 x 10'8	Below	Bedroom	13'2 x 11'8
Above	Living Room	19' x 14'2	Bsmt	Bedroom	18'9 x 12'7
Above	Primary Bedroom	15'5 x 14'7			
Above	Bedroom	10' x 10'			
Above	Bedroom	9'11 x 9'11			
Below	Recreation Room	26' x 13'6			

<b>Finished Floor (Main):</b>	1,434 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	1,142 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	3	No
<b>Finished Floor (Total):</b>	2,576 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,576 sqft	<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

Unique home on a unique property! This cozy 5bdrm home is a perfect family home w/ three levels of bedrooms; everyone can find a space to call their own. Large recroom w/ separate entrance & a spacious covered deck to hang out w/ friends. The master has lovely views of the large park trees and the friendly squirrels plus a balcony to have a coffee and bring in the morning. The kitchen spills out onto a massive covered patio for entertaining. All of this backing onto your own private and personal park! Glenwood Homeowners Park is surrounded by 37 homes that have exclusive access and you could be one of those owners! The house is situated in a culdesac where kids can play hockey all afternoon without interruption. Updates done over the years: windows, HotWater on Demand (2024), Furnace/AC.