

<b>Depth/Size (ft):</b>	100	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	3	<b>Age:</b>	51
<b>Lot Area: (sq.ft.)</b>	6,000.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RD 3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,414.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	002-322-960

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 374, PLAN NWP43508, SECTION 25, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

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

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 10'	Bsmt	Bedroom	11' x 9'
Main	Dining Room	12'6 x 10'	Bsmt	Workshop	10' x 12'
Main	Family Room	16' x 10'			
Main	Primary Bedroom	12' x 10'			
Main	Bedroom	10' x 9'			
Main	Bedroom	10' x 9'			
Bsmt	Family Room	19' x 16'			

<b>Finished Floor (Main):</b>	1,393 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	0	Main	4	No
<b>Finished Floor (Below):</b>	845 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Below	2	No
<b>Finished Floor (Total):</b>	2,238 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,238 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Perfect location two level home with long term owners, four bedrooms in total, large living/dining rooms plus family room. Three bedrooms upstairs, primary with 3 piece ensuite, one more bedroom and den on lower floor. Double car garage PLUS 10x 12 workshop. Lot 60' x 100'-RD-3 zoning-duplex. Easy to suite! ATTN DEVELOPERS/INVESTORS NEW DELTA OCP allows for up to low rise residential (condos and and mixed use) buildings up to 6 storeys. Notice to show pls! Ideal neighborhood, close to transit, amenities and schools!