

<b>Depth/Size (ft):</b>	122.37	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1981
<b>Frontage (ft):</b>	59.05	<b>Bathrooms:</b>	3	<b>Age:</b>	43
<b>Lot Area: (sq.ft.)</b>	7,226.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,984.08
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	002-381-117

<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>	Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.
<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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 457 SECTION 34 TOWNSHIP 2 NEW WESTMINSTER DISTRICTPLAN 60174

**Amenities:**

**Site Influences:** Central Location,Private Yard,Recreation Nearby,Shopping Nearby

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

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'11 x 6'11	Above	Primary Bedroom	19'3 x 12'1
Main	Living Room	11'9 x 16'1	Above	Bedroom	9'10 x 10'9
Main	Dining Room	11'9 x 11'2	Above	Bedroom	9'1 x 13'10
Main	Kitchen	8'7 x 9'1	Above	Walk-In Closet	5'10 x 4'2
Main	Eating Area	13'1 x 13'5			
Main	Family Room	15'4 x 12'1			
Main	Laundry	6'10 x 9'6			

<b>Finished Floor (Main):</b>	1,124 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	659 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	1,783 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,783 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Heart of Guildford walking distance to new proposed skytrain station. Lovely well taken care of for the past 32 years. Living room with bay window, gas fireplace, spacious dining room. Kitchen with eating area with bay window. Open to family room 2 piece powder room and large laundry. Upstairs 3 spacious bedrooms. Primary with 4 piece ensuite. Updated roof, windows, furnace and hot water tank. Built in vacuum. Fully fenced yard with 12 x 16 insulated, wired workshop.