

Depth/Size (ft):	101	Bedrooms:	3	Approx. Year Built:	1972
Frontage (ft):	69.00	Bathrooms:	2	Age:	52
Lot Area: (sq.ft.)	7,033.00	Full Baths:	2	Zoning:	R930
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,996.63
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	008-586-501

Style of Home:	2 Storey,Split Entry	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Other
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 70 DISTRICT LOT 5 GROUP 3 NEW WESTMINSTER DISTRICT PLAN 39158

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 12'9	Below	Family Room	8'5 x 10'5
Main	Dining Room	7'9 x 9'4	Below	Bedroom	8'2 x 10'1
Main	Kitchen	13'5 x 9'4	Below	Laundry	5'7 x 11'2
Main	Primary Bedroom	12'9 x 10'0	Below	Storage	7'11 x 13'1
Main	Bedroom	9'0 x 12'8			
Main	Foyer	7'11 x 3'1			
Below	Kitchen	6'1 x 8'2			

Finished Floor (Main):	926 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	640 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None,Unauthorized Suite			
Finished Floor (Total):	1,566 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	1,566 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

HATZIC BENCH! Situated on a 7,000 SF lot sits this nicely remodelled basement home. The main floor is bright and open with the kitchen overlooking the dining/ living room. 2 bedrooms up. The lower level has an unauthorized 1 bedroom suite. Single enclosed garage. Awesome tree house in the backyard. Wonderful neighbourhood, walk to all levels of schools. Sewer connection is at lot line.