

Depth/Size (ft):	122	Bedrooms:	5	Approx. Year Built:	1929
Frontage (ft):	66.00	Bathrooms:	2	Age:	95
Lot Area: (sq.ft.)	8,052.00	Full Baths:	2	Zoning:	MD465
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,569.62
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	011-616-008

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed	Parking Access:	Rear,Side
Foundation:		Parking:	Carport; Multiple
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:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : valley & mtns
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 12 BLOCK 32 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332 2ND PID# 011-615-991
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Private Yard
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 5'6	Above	Bedroom	13'4 x 13'5	Bsmt	Storage	5'0 x 5'6
Main	Living Room	22'0 x 15'7	Above	Bedroom	16'7 x 12'11	Bsmt	Storage	17'2 x 10'3
Main	Dining Room	15'11 x 12'10	Above	Bedroom	10'10 x 16'11			
Main	Kitchen	13'8 x 8'11	Bsmt	Family Room	14'8 x 14'3			
Main	Eating Area	5'11 x 10'9	Bsmt	Laundry	11'2 x 20'3			
Main	Primary Bedroom	17'6 x 12'4	Bsmt	Workshop	21'0 x 12'8			
Main	Bedroom	13'2 x 11'10	Bsmt	Storage	9'2 x 7'0			

Finished Floor (Main):	1,451 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	902 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,195 sqft	# Of Levels:	3	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	3,548 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,548 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Situated on 2 LEGAL LOTS totalling 8,000 SF sits this incredible 3500 SF character home. The architecture is iconic and you will love the large monkey tree in the front yard. Lots of original charm such as coffered ceilings and lovely archways throughout. On the main floor there is a large living room and massive separate dining room. Galley kitchen has an eating area in a rounded arch way. Step onto large south-facing sundeck that takes in views of the valley. The primary bedroom is also on the main. Upstairs are two or three large bedrooms. The basement is mostly finished and includes a family room, huge laundry room that was once used as a hair salon, a bathroom and a workshop area.