

<b>Depth/Size (ft):</b>	118.7	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	1984
<b>Frontage (ft):</b>	67.50	<b>Bathrooms:</b>	3	<b>Age:</b>	40
<b>Lot Area: (sq.ft.)</b>	8,012.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R558
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,007.12
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	002-904-080

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: 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),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,Tile,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mt. Baker
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 598 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 61836
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Preferred Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'6 x 4'6	Main	Bedroom	12'4 x 9'11	Bsmt	Utility	9'6 x 4'7
Main	Living Room	15'3 x 14'4	Bsmt	Bedroom	12'0 x 13'2			
Main	Kitchen	12'11 x 11'10	Bsmt	Bedroom	12'0 x 13'1			
Main	Family Room	14'2 x 16'0	Bsmt	Storage	22'9 x 4'9			
Main	Dining Room	10'0 x 9'0	Bsmt	Recreation Room	23'8 x 10'9			
Main	Primary Bedroom	12'4 x 14'7	Bsmt	Bedroom	10'8 x 13'0			
Main	Bedroom	10'5 x 9'11	Bsmt	Bedroom	9'5 x 11'0			

<b>Finished Floor (Main):</b>	1,756 sqft	<b># Of Rooms:</b>	15	<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	No
<b>Finished Floor (Below):</b>	1,320 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Bsmt	3	No
<b>Finished Floor (Total):</b>	3,076 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	3,076 sqft	<b>Beds In Bsmt:</b>	4 / 7			
		<b># Of Pets:</b>				

Looking for a large family home in a beautiful neighborhood? This fantastic 7 bedroom, 3 bathroom home is located in the desirable Hillside area which is close to schools and recreation. The main floor is spacious. The primary bedroom is generous in size with his/her closets and the ensuite bath which is tastefully updated with a soaker tub & separate shower. There are two other bdrms on the main. Curl up with your book next to the wood burning fireplace in the living room or enjoy the beautiful view of Mt. Baker while cooking in the kitchen. The bright family room provides access to the large deck which is perfect for your entertaining or family BBQ's. Enjoy the yard which has additional patio space, firepit area and is very private! Lots of parking, bring your RV! Book a viewing today!