

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1985
Frontage (ft):	30.34	Bathrooms:	3	Age:	39
Lot Area: (sq.ft.)	7,970.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,175.80
Rear Yard Exp:	North			For Tax Year:	2024
View:				P.I.D.:	000-876-780

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail., Garage; Double
Rain Screen:	Partial	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas, Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard, Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 206, PLAN NWP66907, SECTION 34, RANGE 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): eXp Realty of Canada, Inc., eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'7 x 6'7	Main	Laundry	6'2 x 5'11
Main	Living Room	12'10 x 17'0	Main	Bedroom	9'2 x 10'10
Main	Dining Room	14'5 x 11'8	Above	Flex Room	11'10 x 14'7
Main	Kitchen	8'8 x 12'10	Above	Primary Bedroom	14'6 x 12'10
Main	Eating Area	8'10 x 14'3	Above	Walk-In Closet	5'11 x 3'9
Main	Family Room	12'10 x 12'10	Above	Bedroom	9'2 x 12'10
Main	Storage	6'10 x 3'8	Above	Bedroom	10'4 x 11'2

Finished Floor (Main):	1,266 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	902 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,168 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,168 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to this charming two-level detached single-family home featuring 4 spacious bedrooms, 2 full bathrooms, a convenient powder room, and a 2-car garage with plenty of parking in front. Step into the grand foyer, where striking angled stairs and vaulted ceiling immediately set the tone for this beautiful home. The main level includes a formal living and dining area, perfect for both intimate gatherings and special occasions. The large kitchen, complete with a cozy breakfast nook, flows into a warm and inviting family room. A stylish bar area adds an ideal touch for entertaining guests. The backyard offers limitless potential, ready to be transformed into a personal outdoor haven. Call your agent today to book an appointment—this home is a must-see and won't be on the market for long!