

Depth/Size (ft):	103	Bedrooms:	4	Approx. Year Built:	1987
Frontage (ft):	60.00	Bathrooms:	3	Age:	37
Lot Area: (sq.ft.)	6,200.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,622.48
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	004-130-430

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	Yes : BEAUTIFUL VIEW OF DIEFENBAKER
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	004-130-430 LOT 1183, PLAN NWP59633, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 18'3	Above	Primary Bedroom	12'7 x 15'7
Main	Dining Room	16'2 x 10'	Above	Bedroom	11'6 x 11'9
Main	Kitchen	11'11 x 11'4	Above	Bedroom	11'6 x 8'1
Main	Family Room	11'6 x 21'5	Above	Bedroom	11'6 x 12'4
Main	Solarium	26'9 x 10'10	Above	Walk-In Closet	6'5 x 5'11
Main	Laundry	12'10 x 9'			
Main	Foyer	7'1 x 5'			

Finished Floor (Main):	1,503 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,035 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,538 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,538 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Step into this stunning, fully renovated 4-bedroom Edwardian-style home, perfectly blending historic charm with modern luxury. Located with breathtaking, year-round views of Diefenbaker Park, this home offers an unmatched setting for both relaxation and recreation. Inside, you'll find spacious, thoughtfully designed living areas, including a cozy indoor-outdoor living and dining room perfect for entertaining in any season. The private south facing backyard provides a serene escape, ideal for outdoor gatherings or quiet moments of reflection. This is more than a home; it's a lifestyle, offering elegance, privacy, and a connection to nature in one of the area's most coveted locations.