

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1997
Frontage (ft):	37.73	Bathrooms:	3	Age:	27
Lot Area (sq.ft.):	2,468.00	Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,708.94
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	023-748-630

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mount Baker
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 61, PLAN LMP32926, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'4 x 7'6	Above	Walk-In Closet	8'9 x 4'1	Bsmt	Laundry	5'9 x 5'
Main	Dining Room	12'9 x 9'7	Above	Bedroom	12'10 x 9'9			
Main	Living Room	18'5 x 12'9	Above	Bedroom	10'6 x 9'9			
Main	Family Room	18'3 x 11'6	Above	Bedroom	10'2 x 7'3			
Main	Solarium	9'11 x 8'6	Bsmt	Recreation Room	26'8 x 13'			
Main	Foyer	9'3 x 6'3	Bsmt	Bedroom	11'3 x 9'6			
Above	Primary Bedroom	13'4 x 12'2	Bsmt	Storage	5'11 x 5'11			

Finished Floor (Main):	987 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	952 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	816 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,755 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,755 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Great opportunity to buy a solid house at a great price! A little cosmetic work needed to customize your new home to your tastes! 4 bdrms up, primary w/spa inspired ensuite - soaker tub & shower, jack & jill bthrm for 2 more bdrms. The main floor has a gorgeous stone fp in the lvg rm + another fp in the fmly room. Large kitchen/eating area w/newer cabinets, quartz countertops, s/s appliances + a solarium/sunroom! Huge walk out deck off the family room plus an added door to side access to your covered patio. The walk out bsmt has a ton of options! RI 3 piece bthrm, laundry room, huge rec rm, storage room, mud room w/access to your flat backyard. Blocks away from shops, restaurants, recreation, transit. 2755sf 2 storey w/bsmt home on a 2468sf corner lot. Tons of windows for natural sunlight.