

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1963
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	3	<b>Age:</b>	61
<b>Lot Area: (sq.ft.)</b>	7,200.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RD3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,455.67
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	006-973-108

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 293, PLAN NWP33997, SECTION 36, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 13'8	Below	Foyer	10'3 x 10'	Below	Storage	7'2 x 3'7
Main	Dining Room	14'7 x 10'7	Below	Living Room	13'7 x 10'4			
Main	Kitchen	11'3 x 5'10	Below	Dining Room	12'5 x 11'4			
Main	Eating Area	10'8 x 8'8	Below	Kitchen	9'3 x 7'			
Main	Primary Bedroom	14'5 x 10'3	Below	Bedroom	16'11 x 13'			
Main	Bedroom	12'1 x 9'7	Below	Bedroom	10'7 x 10'3			
Main	Bedroom	10'11 x 9'	Below	Bedroom	12'6 x 13'10			

<b>Finished Floor (Main):</b>	1,210 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>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,363 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Below	4	No
<b>Finished Floor (Total):</b>	2,573 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,573 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Welcome to this beautifully renovated home on a quiet street in the highly sought-after Annieville neighborhood of North Delta. Sitting on a spacious 7,200 sqft lot, this home has been updated with a new roof, furnace, windows, lighting, flooring, and a hot water tank. With 6 bedrooms and 3 full bathrooms, including a legal 3-bedroom basement suite, there's plenty of space for your family or rental income potential. Conveniently located near schools, transit, and major routes, this home offers both comfort and accessibility. Don't miss the chance to own in this prime location!