

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2006
Frontage (ft):	40.00	Bathrooms:	3	Age:	18
Lot Area: (sq.ft.)	4,004.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,743.84
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	026-538-717

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 13, PLAN BCP21678, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 17'7	Above	Bedroom	9'9 x 11'8
Main	Kitchen	9'11 x 13'5	Above	Bedroom	10'8 x 11'1
Main	Dining Room	16'10 x 12'0	Above	Flex Room	12'11 x 7'5
Main	Bedroom	12'0 x 13'5			
Main	Foyer	7'7 x 3'5			
Above	Primary Bedroom	15'6 x 11'11			
Above	Walk-In Closet	9'5 x 5'11			

Finished Floor (Main):	1,039 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	931 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):	1,970 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,970 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Awesome location! This 2 storey home sits on a 4,000 sq ft lot with lane access and detached double garage in a perfect family friendly neighborhood. Enter into a great room style main floor with huge den/ flex space off entry wide open living area and brand new kitchen! Completely updated in 2022 with new appliances, backsplash, counters and cabinets. Room for a full size dining table, nice little entry off the back with access to a private patio and rear yard. Upstairs features three bedrooms plus additional open flex space perfect for a home office or could be framed into a fourth bedroom up. Big crawlspace, lots of room for storage... new hot water tank. Close to park and elementary school. Put this one on your list to view! OPEN HOUSE Cancelled