

Depth/Size (ft):	104.32	Bedrooms:	3	Approx. Year Built:	1981
Frontage (ft):	68.89	Bathrooms:	3	Age:	43
Lot Area (sq.ft.):	7,190.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,424.16
Rear Yard Exp:	East			For Tax Year:	2024
View:				P.I.D.:	002-549-387

Style of Home:	3 Level Split	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 518 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 60538

Amenities: None

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'1"	Above	Bedroom	10'1" x 10'
Main	Dining Room	10'5" x 9'	Below	Family Room	21'6" x 13'
Main	Kitchen	14'4" x 10'1"	Below	Storage	6' x 3'1"
Main	Foyer	4'8" x 4'8"	Below	Flex Room	16' x 12'9"
Above	Primary Bedroom	13'8" x 12'9"	Below	Utility	7'5" x 4'11"
Above	Walk-In Closet	7'3" x 3'	Below	Laundry	7'11" x 5'1"
Above	Bedroom	10'1" x 9'9"			

Finished Floor (Main):	656 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	648 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	622 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	2	No
Finished Floor (Total):	1,926 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,926 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Large private lot with a high privacy hedge at the front, fenced and peaceful backyard with a large patio that's perfect for entertaining. Well maintained and cared for family home. Formal living and dining rooms. A well appointed kitchen that's open to a large family room that leads to your backyard. Three good size bedrooms upstairs. The generous primary bedroom has a walk-in closet and a full en-suite with shower. Roof is only 8 years old. Fantastic storage in the home with the crawl space. Lots of parking including space for your RV and boat. An excellent location that's close to schools, shopping and miles of nature trails. Transit is at your doorstep! BONUS: Future development potential "Ground-Orientated Residential" allowing townhomes, rowhomes and du- tri- fourplexes.