

<b>Depth/Size (ft):</b>	100.40	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	71.80	<b>Bathrooms:</b>	3	<b>Age:</b>	35
<b>Lot Area (sq.ft.):</b>	7,212.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,127.13
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	014-624-532

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Addition	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	Yes
<b>Floor Finish:</b>	Hardwood,Mixed,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 15, PLAN NWP82158, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Private Yard,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Freezer,Garage Door Opener,Other - See Remarks,Wine Cooler

**Bylaw Restrict:**

**Listing Broker(s):** Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16' x 14'	Below	Bedroom	12' x 10'
Above	Dining Room	9' x 11'	Below	Bedroom	10' x 11'
Above	Kitchen	15' x 11'	Below	Family Room	16' x 12'
Above	Bedroom	11' x 14'6	Below	Foyer	6' x 14'
Above	Bedroom	11' x 10'6			
Above	Bedroom	11' x 10'6			
Main	Patio	43'6 x 16'			

<b>Finished Floor (Main):</b>	1,314 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	949 sqft	<b>Suite:</b>	None	Below	3	No
<b>Finished Floor (Total):</b>	2,263 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,263 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

You won't believe it till you see it, original owner, 5 bedrooms, 3 baths, nothing but love was put into this beautiful family home. They spared no expense building the most amazing Whistler influenced deck. Walk from the kitchen thru french doors to an outdoor living space that includes a dining area, BBQ and prep area as well as a gorgeous outdoor living room with a river rock floor to ceiling fireplace. Natural gas installed to the fireplace, outdoor gas heaters and BBQ area. The structure includes heavy wood beams, solid wood flooring and vaulted ceilings, it truly is like no other. Roof and windows were replaced approx. 12 years ago, with appliances upstairs being replaced during covid. This home sits on a 7200sqft lot, one block to school and transit.