

<b>Depth/Size (ft):</b>	0.0	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1959
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	65
<b>Lot Area: (sq.ft.)</b>	14,376.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	SFD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,586.25
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	006-560-148

<b>Style of Home:</b>	3 Level Split	<b>Parking:</b>	Total: 3 - 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,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Addition	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : City, Water & Mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	LOT 6, PLAN VAP9292, PART NW1/4, DISTRICT LOT 1047, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Shopping Nearby,Ski Hill Nearby,Treed
<b>Features:</b>	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Microwave,Oven - Built In,Range Top,Refrigerator,Security System,Smoke Alarm,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Masters Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	Living Room	23'5 x 12'8	<b>Main</b>	Bedroom	10'6 x 11'0
<b>Above</b>	Eating Area	11'8 x 10'1	<b>Main</b>	Foyer	5'4 x 5'9
<b>Above</b>	Kitchen	11'8 x 9'9	<b>Below</b>	Bedroom	7'3 x 13'0
<b>Above</b>	Dining Room	12'0 x 9'9	<b>Below</b>	Family Room	15'6 x 13'0
<b>Above</b>	Family Room	12'0 x 9'5	<b>Below</b>	Utility	8'9 x 8'0
<b>Main</b>	Primary Bedroom	11'8 x 12'0	<b>Below</b>	Flex Room	16'0 x 9'8
<b>Main</b>	Bedroom	10'5 x 11'0			

<b>Finished Floor (Main):</b>	741 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	934 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	755 sqft	<b># Of Levels:</b>	3	Below	2	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,430 sqft	<b>Crawl/Bsmnt Height:</b>	3'6			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,Fully Finished			
<b>Grand Total:</b>	2,430 sqft	<b>Beds In Bsmnt:</b>	0 / 4			
		<b># Of Pets:</b>				

A beautiful West Coast Modern home set back from the road into the side of Sentinel Hill, this elegant two-story split level structure takes full advantage of its dramatic sloping site. A low pitch front gable roof angles over a one story wing and cathedral entry to the west, balanced by a carport & sunroom to the east. Vertical wood boards are the primary cladding. This post and beam structure exemplifies the more casual lifestyle in fashion after WWII. This was achieved through the manipulation of floor levels to provide easy accessibility to the outdoors from different levels. Parklike landscape & yard on the large 14,376 lot with views of the city & Lions Gate. The use of Skylights, and generous wall glazing facing the light and view make for an amazing & bright family home. A Gem!!