

<b>Depth/Size (ft):</b>	0.00	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	32
<b>Lot Area: (sq.ft.)</b>	4,683.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R1/B
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,759.81
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	015-599-281

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	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>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 2, BLOCK 4N, PLAN NWP84174, SECTION 18, RANGE 6W, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:**

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

**Bylaw Restrict:**

**Listing Broker(s):** Renanza Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 14'	Above	Bedroom	14' x 10'
Main	Dining Room	14' x 12'6	Above	Bedroom	10' x 10'
Main	Kitchen	14' x 11'6			
Main	Family Room	16'6 x 13'6			
Main	Bedroom	14' x 10'			
Above	Primary Bedroom	16' x 14'			
Above	Bedroom	13' x 11'6			

<b>Finished Floor (Main):</b>	1,511 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,063 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Above	5	No
<b>Finished Floor (Total):</b>	2,574 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,574 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

This stunning home is nestled in one of the most prestigious and desirable neighborhoods in central Richmond. Richmond Centre, the Oval, Minoru Park, Richmond Hospital, and the Brighthouse Skytrain station are also close by. Very well maintained, new hot water tank, many upgrades in kitchen. A great home to raise family.

