

Depth/Size (ft):	119	Bedrooms:	5	Approx. Year Built:	1989
Frontage (ft):	60.00	Bathrooms:	3	Age:	35
Lot Area (sq.ft.):	7,110.00	Full Baths:	3	Zoning:	R3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,780.00
Rear Yard Exp:	Southwest			For Tax Year:	2024
View:	Yes			P.I.D.:	003-529-401

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : River and Bridge. Seasonal

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity

Legal: LOT 1, PLAN NWP71232, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Central Location,Cul-de-Sac,Recreation Nearby

Features: Air Conditioning

Bylaw Restrict:

Listing Broker(s): Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'4 x 13'2	Main	Bedroom	12'7 x 9'	Below	Den	9'9 x 6'11
Main	Family Room	14'5 x 7'2	Main	Patio	15'8 x 17'7	Below	Kitchen	10' x 8'7
Main	Dining Room	12'7 x 10'7	Below	Living Room	12'8 x 11'	Below	Eating Area	10' x 8'5
Main	Kitchen	11'1 x 9'6	Below	Dining Room	12'8 x 6'2	Below	Flex Room	7'10 x 5'8
Main	Primary Bedroom	14'11 x 12'1	Below	Foyer	10'1 x 3'10	Below	Storage	5'11 x 5'
Main	Walk-In Closet	6'3 x 5'3	Below	Bedroom	11'4 x 11'2	Below	Mud Room	5'5 x 3'10
Main	Bedroom	11'7 x 9'	Below	Bedroom	9'9 x 7'5	Below	Utility	11'4 x 3'9

Finished Floor (Main):	1,615 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	1,133 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	2,748 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	2,748 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Nice House in BOLIVAR HEIGHTS. A clean, tidy and well maintained BASEMENT ENTRY HOME with SEPARATE ENTRANCE for basement. It's a 2,748 SQ FT home (1,600 on the main floor) with LIVING ROOM AND FAMILY ROOM ON THE MAIN FLOOR. Open concept plan has kitchen (Stainless Steel Appliances) and family room are together, and back door leading to rear yard /patio and deck and sliding glass doors out to front porch. Soaring ceiling in the main living room area. OVERSIZED PRIMARY BEDROOM with walk-in closet and full bathroom. Central air conditioning, B/I vac, 2 fireplaces. Almost no traffic on this dead end no through road. All school levels within 1.66 Km's. Near Invergarry Park and Robin Park Close to Hwy 1 and Hwy 17, Guildford Town Centre, shops and all amenities. 2 minute walk to bus.