

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 1 yr) 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. Hi Efficient furnace, oversize HW Tank and B/I Vac only 1 yr old. Central AC, 2 fireplaces. Almost no traffic on this dead end no through road. All schools within 1.66 Km's. Close to Hwy 1 and Hwy 17, Guildford Town Centre, shops and all amenities. 2 minute walk to bus.