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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 1975 |
| Frontage (ft): | 35.00 | Bathrooms: | 2 | Age: | 49 |
| Lot Area: (sq.ft.) | 9,583.00 | Full Baths: | 2 | Zoning: | R1-A |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$3,752.44 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 004-575-288 |

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|-------------------------|--|-------------------------|-----------------------|
| Style of Home: | Split Entry | Parking: | Total: 5 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Brick, Vinyl | Parking Access: | |
| Foundation: | | Parking: | Garage; Single |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Wood | 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: | | Fixtures Rmvd: | Yes |

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|----------------------------|--|
| View: | Yes : Mountain, Farmland |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water |
| Legal: | LOT 249, PLAN NWP44578, DISTRICT LOT 334, GROUP 2, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | |
| Site Influences: | Central Location, Cul-de-Sac, Private Yard, Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Microwave, Storage Shed |
| Bylaw Restrict: | |
| Listing Broker(s): | HomeLife Advantage Realty Ltd, HomeLife Advantage Realty Ltd |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-------------|-------------|
| Main | Living Room | 13'6 x 15'5 | Below | Bedroom | 17'0 x 9'5 |
| Main | Dining Room | 12'0 x 11'1 | Below | Kitchen | 15'7 x 8'11 |
| Main | Kitchen | 12'4 x 10'9 | Below | Living Room | 13'6 x 13'8 |
| Main | Primary Bedroom | 13'1 x 10'9 | Below | Storage | 10'0 x 6'5 |
| Main | Bedroom | 9'1 x 10'8 | | | |
| Main | Bedroom | 10'5 x 10'8 | | | |
| Below | Recreation Room | 19'6 x 13'2 | | | |

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|--------------------------------|------------|---------------------------|--------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,321 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 4 | No |
| Finished Floor (Below): | 1,010 sqft | # Of Levels: | 2 | Below | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | Unauthorized Suite | | | |
| Finished Floor (Total): | 2,331 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished, Separate Entry | | | |
| Grand Total: | 2,331 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Beautiful single family home backing farmland w/ a mortgage helper! This split entry immediately stands out from the crowd with custom features including a bay window, front balcony and large overhang. Quiet cul de sac location & fully fenced & irrigated .22 acre lot offering fantastic views of farmland and Mt Cheam. Recent updates include kitchen, quartz counter tops, flooring, paint, some windows, main bathroom and more. New covered deck off the kitchen - perfect for bbq's. Plenty of flex space with a large rec room and closed in/heated solarium off the living room. 1 bedroom suite below is very functional and has its own access and storage and a living room that could serve as a 5th bedroom. 5min to hwy 1 and all amenities. Don't delay!