

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1975
Frontage (ft):	30.00	Bathrooms:	2	Age:	49
Lot Area: (sq.ft.)	3,000.00	Full Baths:	2	Zoning:	MD465
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	032-331-991

Style of Home:	2 Storey	Parking:	Total: 3
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:	No	Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 1, PLAN EPS10775, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	None
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'10 x 5'0	Above	Bedroom	10'4 x 12'10
Main	Living Room	11'8 x 15'1	Above	Walk-In Closet	3'1 x 5'9
Main	Pantry	6'1 x 2'5			
Main	Dining Room	8'1 x 12'4			
Main	Kitchen	11' x 7'9			
Above	Bedroom	8'10 x 10'6			
Above	Bedroom	9'5 x 12'3			

Finished Floor (Main):	628 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	665 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,293 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,293 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Experience the beauty of this completely renovated 3-bedroom, 2-bathroom half-duplex with no strata fees. This home was torn down to the studs. The stylish kitchen features elegant quartz countertops and a gas stove hookup, perfect for culinary enthusiasts. Updated with new plumbing and electrical systems for safety and efficiency, this home also boasts new windows, blinds, and a brand-new roof. It's prepped for air conditioning and CCTV cameras, enhancing security and comfort. Enjoy a spacious outdoor seating area, ideal for entertaining, complete with a gas BBQ hookup. A newly paved driveway offers hassle-free parking for you and your guests. Plus, an appliance package credit is available for added convenience. With its impressive features, this home is sure to sell quickly!