

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	3	Age:	28
Lot Area: (sq.ft.)	5,123.00	Full Baths:	3	Zoning:	RS-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,302.61
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	023-213-884

Style of Home:	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:		Units in Dev:	
# of Fireplaces:	1 - 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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 1, PLAN LMP25409, DISTRICT LOT 466, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 13'3	Bsmt	Foyer	13'4 x 10'4
Main	Dining Room	13'10 x 11'8	Bsmt	Living Room	12'6 x 12'
Main	Kitchen	10'8 x 9'5	Bsmt	Kitchen	15'2 x 11'
Main	Primary Bedroom	13'4 x 12'4	Bsmt	Bedroom	12'10 x 10'1
Main	Bedroom	11'3 x 9'5	Bsmt	Bedroom	10'1 x 9'9
Main	Bedroom	10'2 x 9'7			
Main	Walk-In Closet	6'8 x 6'			

Finished Floor (Main):	1,336 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	928 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	2,264 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,264 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Great lot in a quiet great neighbourhood with back LANE access! Well laid out floor plan with 3 bedrooms and 2 full baths on the main and 2 bedroom in-law suite in the above ground basement! Solid home with a roof under 10 years old and hot water tank is just 1 year old. Kitchen appliances just over 1 year old. DOUBLE WIDE Garage and room for up to 4 more vehicles on the driveway. This home is priced way below a current appraisal and BC Assessment! This home is priced to sell! Open House Sunday the 17th - 2pm to 4.