

Depth/Size (ft):	121	Bedrooms:	5	Approx. Year Built:	1969
Frontage (ft):	33.00	Bathrooms:	4	Age:	55
Lot Area: (sq.ft.)	4,016.00	Full Baths:	3	Zoning:	RA1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,291.67
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	012-473-987

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Other,Stucco	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	0 - Fuel:	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:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 14, BLOCK 30, PLAN NWP2039, DISTRICT LOT 464, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'1 x 15'6	Bsmt	Utility	9'9 x 8'3	Bsmt	Walk-In Closet	3'11 x 8'1
Main	Dining Room	10'1 x 7'11	Bsmt	Kitchen	7'0 x 11'4			
Main	Living Room	20'6 x 14'5	Bsmt	Eating Area	8'1 x 8'10			
Main	Eating Area	10'1 x 7'11	Bsmt	Family Room	11'5 x 16'3			
Main	Primary Bedroom	10'1 x 14'0	Bsmt	Foyer	6'0 x 3'10			
Bsmt	Bedroom	10'2 x 14'3	Bsmt	Bedroom	10'1 x 13'9			
Bsmt	Bedroom	9'10 x 12'1	Bsmt	Bedroom	8'9 x 15'7			

Finished Floor (Main):	1,083 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	1,552 sqft	Suite:	Licensed Suite	Bsmt	3	No
Finished Floor (Total):	2,635 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,635 sqft	Beds In Bsmt:	4 / 5			
		# Of Pets:				

Welcome to your dream family home! This FULLY RENOVATED gem boasts a brand-new kitchen featuring modern appliances and stylish finishes, perfect for family gatherings and entertaining! All 3.5 bathrooms have been beautifully updated, offering a fresh and contemporary feel. More updates include new flooring, interior & exterior paint, and newer roof done in the last 10 years! Additionally, this property includes a spacious & renovated 2-bedroom rental suite, ideal for generating income or accommodating extended family. With its blend of comfort and functionality, this home is ready to create lasting memories for you and your loved ones! Centrally located close to transit, shopping, dining, and more! A MUST SEE, BOOK YOUR PRIVATE SHOWING TODAY!