

Depth/Size (ft):	120	Bedrooms:	7	Approx. Year Built:	2003
Frontage (ft):	60.00	Bathrooms:	6	Age:	22
Lot Area: (sq.ft.)	7,234.00	Full Baths:	6	Zoning:	SFD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$7,440.67
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	002-040-573

Style of Home:	2 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Stucco	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community
Legal:	LOT 147, PLAN NWP49129, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13'5 x 19'8	Main	Dining Room	13'6 x 12'2	Below	Living Room	13'4 x 10'
Main	Bedroom	11' x 12'	Main	Family Room	14'8 x 10'4	Below	Kitchen	7' x 15'
Main	Bedroom	14'7 x 10'9	Main	Hobby Room	12'11 x 7'5	Below	Bedroom	10'4 x 11'6
Main	Bedroom	11' x 13'	Below	Foyer	13'8 x 6'3	Below	Kitchen	13'4 x '8
Main	Kitchen	13'4 x 14'10	Below	Living Room	14' x 15'	Below	Kitchen	17' x 12'
Main	Eating Area	13'4 x 8'5	Below	Bedroom	10'4 x 11'6			
Main	Living Room	13'6 x 17'5	Below	Bedroom	10'2 x 11'6			

Finished Floor (Main):	2,570 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	4	Main	5	Yes
Finished Floor (Below):	2,339 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite,Other	Main	3	No
Finished Floor (Total):	4,909 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Below	3	No
Grand Total:	4,909 sqft	Beds In Bsmt:	0 / 7	Below	3	No
		# Of Pets:				

PRIME LOCATION!! Large 7200 sq ft lot in West Newton. 9 bedrooms, 6 bathrooms with TONS OF RENTAL HELP (2+1+1). TONS of PARKING , large driveway and ample street parking. Large OPEN CONCEPT LAYOUT perfect for a large family. Located near all amenities, transit and Temples. Contact to book your viewing!

