

Depth/Size (ft):		Bedrooms:	10	Approx. Year Built:	1981
Frontage (ft):	93.90	Bathrooms:	6	Age:	44
Lot Area: (sq.ft.)	15,745.00	Full Baths:	5	Zoning:	RS3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,548.67
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	002-548-445

Style of Home:	2 Storey w/Bsmt.,4 Level Split	Parking:	Total: 8 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Wood	Parking Access:	Front,Rear
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 37, PLAN NWP60533, PART SW1/4, SECTION 28, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	Storage
Site Influences:	Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 14'11	Above	Walk-In Closet	8'7 x 4'3	Below	Eating Area	11'4 x 9'
Main	Kitchen	10'3 x 13'2	Above	Bedroom	9'6 x 8'10	Below	Bedroom	9' x 8'9
Main	Dining Room	16'8 x 13'2	Above	Bedroom	11'5 x 8'10	Below	Bedroom	9' x 8'5
Main	Foyer	5'3 x 13'1	Above	Bedroom	9'6 x 11'2	Bsmt	Kitchen	11'4 x 9'5
Main	Solarium	16'10 x 7'5	Below	Family Room	20'10 x 13'2	Bsmt	Bedroom	13'5 x 13'1
Main	Patio	9'10 x 7'9	Below	Bedroom	9' x 11'	Bsmt	Bedroom	7'6 x 10'7
Above	Primary Bedroom	12'14 x 13'2	Below	Kitchen	9'10 x 12'6	Bsmt	Bedroom	10'7 x 9'11

Finished Floor (Main):	796 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	771 sqft	# Of Kitchens:	3	Above	4	No
Finished Floor (Below):	789 sqft	# Of Levels:	4	Above	3	No
Finished Floor (Bsmt):	1,086 sqft		Legal	Below	4	No
Finished Floor (Total):	3,442 sqft	Suite:	Suite,Unauthorized Suite	Below	4	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Grand Total:	3,442 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	2	No
		Beds In Bsmt:	3 / 10			
		# Of Pets:				

This centrally located, fully renovated 3 story home offers a blend of luxury, space, and convenience. With 10 bedrooms and 6 bathrooms, including a 2-bedroom legal suite, it caters to large families or those seeking rental income. The home has undergone significant renovations, featuring new hot water tank, furnace, central A/C, roof, gutters, and windows. The bathrooms are equipped with jet systems and Jacuzzi tubs, complemented by top-of-the-line tiles. The kitchen boasts stainless steel appliances, granite countertops, and bar sink.The property is within walking distance to Chief Dan George Middle School and Dr. Roberta Bondar Elementary School, providing convenient access for families with school-aged children. Contact for more information or to schedule a viewing.