

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

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

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

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

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

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.