

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2004
Frontage (ft):	55.77	Bathrooms:	3	Age:	21
Lot Area: (sq.ft.)	5,511.00	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,816.00
Rear Yard Exp:	West			For Tax Year:	2024
View:	No			P.I.D.:	025-741-217

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,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),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas
Legal:	LOT 2, PLAN BCP7108, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Evergreen West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 13'4	Below	Foyer	8' x 7'
Main	Dining Room	9'8 x 7'5	Below	Living Room	14'9' x 13'0
Main	Kitchen	8'6 x 10'5	Below	Kitchen	9'3 x 9'3
Main	Eating Area	6'3 x 9'1	Below	Den	9'10 x 10'0
Main	Primary Bedroom	14' x 13'3			
Main	Bedroom	10'1 x 9'11			
Main	Bedroom	9'10 x 14'2			

Finished Floor (Main):	1,314 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	861 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,175 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,175 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Discover the perfect family home in a beautiful, quiet subdivision complete with RV parking and EV Charging. This well-kept gem offers a spacious layout, high end appliances, built in cabinetry, a large fully fenced yard ideal for kids, pets. There is a slab ready for your firepit/table to enjoy the summer evenings in this private yard. The back decks are covered to allow year round enjoyment. There is a Large storage shed perfect for storing your off season items. The upstairs area offers 3 bdrms, 2 baths and a den or bedroom on main. The bright one-bedroom suite with private access is perfect for extended family or rental income. This unbeatable location is conveniently located close to schools, parks and all amenities. A must-see for families and investors alike!