

Depth/Size (ft):	110	Bedrooms:	5	Approx. Year Built:	1969
Frontage (ft):	66.00	Bathrooms:	3	Age:	56
Lot Area: (sq.ft.)	7,337.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,648.93
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	006-894-011

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	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:	Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	Yes
Floor Finish:	Hardwood,Mixed,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LT 625, PLAN NWP33790, DISTRICT LOT 440, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Rural Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security System,Smoke Alarm

Bylaw Restrict:

Listing Broker(s): RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 18'	Bsmt	Eating Area	10' x 10'
Main	Dining Room	10' x 10'	Bsmt	Kitchen	10' x 10'
Main	Kitchen	16' x 10'	Bsmt	Bedroom	10' x 10'
Main	Primary Bedroom	12' x 12'5'	Bsmt	Bedroom	10' x 10'
Main	Bedroom	9' x 10'6'	Bsmt	Utility	10' x 10'
Main	Bedroom	10' x 9'5'			
Bsmt	Living Room	10' x 10'			

Finished Floor (Main):	1,160 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,160 sqft	# Of Kitchens:	2	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Bsmt	3	No
Finished Floor (Total):	2,320 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,320 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome Home to clean & tastefully updated Family Home that is centrally located in the Heart of desireable Annieville in N. Delta. This 2,300+ SF, 2 Storey split entry home offers 3 Bdrms, 2 Bathrms Up, & 1 Bedrm/1 Bathrm LEGAL SUITE below. Original Solid Oak Hardwood Floors in Livingrm & Hallway were refinished on the main floor. Close to Schools, Shopping, Coffee Shops, Recreation, Parks, Walking Trails, Commuting routes & Public transit. Easy access to Alex Fraser Bridge & Hwys. Plenty of room for an RV or a Boat at side of home. Enjoy spacious back yard w/ shed & Beautiful Covered Deck w/ Aluminum/Frosted Glass Railings. Fantastic Curb Appeal w/ clean & well maintained front & big back yard. 1st Open House Sat, Jan 18th & Sun, Jan 19th from 2pm to 4pm.