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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 164.87 | Bedrooms: | 4 | Approx. Year Built: | 1973 |
| Frontage (ft): | 71.09 | Bathrooms: | 2 | Age: | 52 |
| Lot Area: (sq.ft.) | 12,500.00 | Full Baths: | 2 | Zoning: | RS-1 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$6,911.01 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 007-913-648 |

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|-------------------------|---------------------------------|-------------------------|--|
| Style of Home: | 2 Storey,Split Entry | Parking: | Total: 5 - Covered: 1 |
| Construction: | Concrete Frame,Frame - Wood | Covered Parking: | 1 |
| Exterior: | Mixed,Vinyl | Parking Access: | |
| Foundation: | | Parking: | Add. Parking Avail.,Garage; Single,RV Parking Avail. |
| 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: | Electric,Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | Yes |

View: Yes : SPECTACIULAR CREEK WITH BRIDGE

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 319, PLAN NWP44948, DISTRICT LOT 249, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Paved Road,Private Yard

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd.

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|--------------|
| Main | Kitchen | 9'10 x 10'10 | Below | Bedroom | 9'0 x 11'0 |
| Main | Dining Room | 10'1 x 10'10 | Below | Bedroom | 13'11 x 13'5 |
| Main | Living Room | 17'8 x 13'7 | Below | Storage | 6'5 x 10'1 |
| Main | Primary Bedroom | 13'11 x 11'1 | | | |
| Main | Bedroom | 9'2 x 11'0 | | | |
| Below | Family Room | 22'6 x 11'0 | | | |
| Below | Recreation Room | 18'2 x 13'7 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,067 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | No |
| Finished Floor (Below): | 1,043 sqft | # Of Levels: | 2 | Below | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | | | | |
| Finished Floor (Total): | 2,110 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished,Separate Entry | | | |
| Grand Total: | 2,110 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Spectacular Private Setting on a 12,500 sq/ft flat lot. Meandering Mckinney Creek & private bridge for the most tranquil setting. This updated family home has suite potential & separate entrance. 4 bedrooms 2 bathrooms, High end bidet, updated flooring/ S/S kitch appliances. A kitchen perfect for entertaining guests. 2 gas fireplaces. Recently added A/C. walk in closet in the primary bedroom. lots of storage. extra parking for RV's and Boats. Beautiful covered decks for all year enjoyment. fully fenced yard front and back. Very clean and well kept home. Don't miss out on your own private oasis. Perfect for multi generational living. Call for your own private showing. close to west coast express/schools/hospital/parks/trails and shopping.