

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	1977
Frontage (ft):	60.00	Bathrooms:	3	Age:	48
Lot Area: (sq.ft.)	6,000.00	Full Baths:	2	Zoning:	R1A
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$2,913.05
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	001-567-900

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - 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:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 62, PLAN NWP46352, DISTRICT LOT 114, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	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
Main	Living Room	17' x 13'10	Bsmt	Other	9' x 11'5
Main	Kitchen	11'9 x 12'	Bsmt	Recreation Room	16' x 12'10
Main	Dining Room	11'4 x 9'10			
Main	Primary Bedroom	14'2 x 11'2			
Main	Bedroom	12'11 x 10'2			
Main	Bedroom	13'6 x 10'2			
Bsmt	Bedroom	12'6 x 7'7			

Finished Floor (Main):	1,199 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	1,010 sqft	Suite:		Bsmt	4	No
Finished Floor (Total):	2,209 sqft	Crawl/Bsmt Height:		Below		No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,209 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

This charming home features 3 spacious bedrooms upstairs, a large kitchen, and dining room with newly installed laminate flooring. House if fully renovated with new paint, floors, new windows, blinds, new driveway, updated bathrooms, and much more. Step outside the kitchen to your private covered deck, ideal for outdoor relaxation. The fully fenced backyard offers complete privacy with lush hedges and a greenhouse, perfect for garden enthusiasts. Downstairs, you'll find a generously sized recroom and plenty of storage space. The single garage is roomy, and there's ample driveway parking, including space for an RV. Conveniently located close to schools, hospital, shopping centre, recreation facilities, and with easy highway access. Don't miss out—schedule your personal tour today!