

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

|                         |                         |                         |                                  |
|-------------------------|-------------------------|-------------------------|----------------------------------|
| <b>Style of Home:</b>   | 2 Storey,Basement Entry | <b>Parking:</b>         | Total: 5 - Covered: 1            |
| <b>Construction:</b>    | Frame - Wood            | <b>Covered Parking:</b> | 1                                |
| <b>Exterior:</b>        | Aluminum,Stucco,Wood    | <b>Parking Access:</b>  | Front                            |
| <b>Foundation:</b>      |                         | <b>Parking:</b>         | Garage; Single,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: 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,Natural Gas  | <b>Property Disc:</b>   | Yes                              |
| <b>Outdoor Area:</b>    | Balcony(s),Patio(s)     | <b>PAD Rental:</b>      |                                  |
| <b>Type of Roof:</b>    | Tar & Gravel            | <b>Fixtures Leased:</b> | No                               |
| <b>Floor Finish:</b>    | Laminate,Mixed,Tile     | <b>Fixtures Rmvd:</b>   | 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   |       |                 |             |

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

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!