

Depth/Size (ft):	119	Bedrooms:	5	Approx. Year Built:	1973
Frontage (ft):	80.40	Bathrooms:	3	Age:	52
Lot Area: (sq.ft.)	9,600.00	Full Baths:	3	Zoning:	R1-E
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,207.94
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	006-252-940

Style of Home:	Split Entry	Parking:	Total: 3 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Aluminum,Stucco	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 169, PLAN NWP41724, SECTION 26, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'7 x 3'5	Bsmt	Storage	6'7 x 9'2	Bsmt	Bedroom	8'4 x 9'6
Main	Living Room	15'4 x 15'4	Bsmt	Family Room	15'10 x 15'8			
Main	Dining Room	9'6 x 10'4	Bsmt	Bedroom	15'4 x 7'10			
Main	Kitchen	12'1 x 10'4	Bsmt	Laundry	5'9 x 6'8			
Main	Primary Bedroom	13'0 x 10'4	Bsmt	Kitchen	10'5 x 7'3			
Main	Bedroom	8'5 x 13'4	Bsmt	Dining Room	10'5 x 6'5			
Main	Bedroom	9'0 x 9'9	Bsmt	Living Room	10'5 x 10'0			

Finished Floor (Main):	1,146 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	1,111 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,257 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,257 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Lovely 2,257 sqft Bsmt home in desirable Brookwood. This spacious 5bdrm, 3bath sits on a fully fenced south facing 1/4 Acre lot w/side yard access for future shop potential. Enjoy the massive covered deck off the dining rm w/natural gas BBQ hook-up. The open kitchen concept features solid wood cabinets, s/s appl. and granite counters. Vaulted ceilings through the living/dining area. Primary bdrm features 3pce ensuite or relax in the main bath w/jetted tub. Downstairs features a bright, fully self contained 2bdrm unauthorized suite w/separate entrance. All this conveniently located near Brookwood Secondary & Belmont Elem., shopping & transit. Don't miss out!