

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	2002
Frontage (ft):	49.00	Bathrooms:	4	Age:	22
Lot Area: (sq.ft.)	6,211.00	Full Baths:	3	Zoning:	RM1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,927.23
Rear Yard Exp:				For Tax Year:	2022
View:	No			P.I.D.:	025-070-541

Style of Home:	3 Storey	Parking:	Total: 5 - Covered: 2
Construction:	Brick,Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Tandem Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Water
Legal:	LOT 57, PLAN LMP50083, SECTION 16, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	
Features:	Clothes Dryer,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-Alliance R.E.S.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	13'6 x 17'9	Main	Living Room	11'3 x 11'	Bsmt	Bedroom	14'4 x 9'11
Above	Walk-In Closet	12' x 7'10	Main	Dining Room	12'6 x 9'5	Bsmt	Bedroom	9'3 x 15'3
Above	Bedroom	9'8 x 14'3	Main	Office	9'10 x 11'9	Bsmt	Bedroom	5'0 x 14'11
Above	Bedroom	9'5 x 14'3	Above	Kitchen	11'2 x 9'6	Bsmt	Laundry	19'8 x 5'4
Above	Bedroom	12' x 10'11	Above	Eating Area	11'2 x 7'10			
Above	Laundry	6' x 3'	Bsmt	Kitchen	11' x 9'10			
Main	Family Room	21'2 x 15'6	Bsmt	Family Room	12'1 x 9'11			

Finished Floor (Main):	1,272 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,297 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,202 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	3,771 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Separate Entry			
Grand Total:	3,771 sqft	Beds In Bsmt:	3 / 7			
		# Of Pets:				

Move in ready. Recently renovated three story home. This home has 7 bedrooms, and 4 bathrooms. It has a two bedroom + den mortgage helper/in-law suite. Close to transit and schools. The neighborhood is excellent for growing families. All newer appliances with new bathrooms, kitchens, paint, lighting, tiles and flooring. The separate entry basement comes with two bedrooms + den and separate laundry. The backyard offers nice fenced yard with storage shed & trampoline for the kids. Oversized double garage with tons of storage and epoxy floors. Call today to book your private showing.