

<b>Depth/Size (ft):</b>	0.0	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1983
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	4	<b>Age:</b>	40
<b>Lot Area (sq.ft.):</b>	6,000.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,965.60
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	002-890-224

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<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>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 3, BLOCK 144, PLAN VAP2851, DISTRICT LOT 2169, GROUP 1, NEW WESTMINSTER LAND
<b>Amenities:</b>	Garden,Guest Suite,In Suite Laundry,Storage
<b>Site Influences:</b>	Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Freezer,Garage Door Opener,Microwave,Refrigerator,Smoke Alarm,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Masters Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 14'6	Above	Bedroom	16'6 x 11'6	Below	Den	15'6 x 13'6
Main	Dining Room	14'6 x 13'6	Above	Bedroom	12' x 12'	Below	Walk-In Closet	7'5 x 6'8
Main	Kitchen	14'6 x 13'6	Above	Bedroom	12'6 x 11'6			
Main	Family Room	20' x 14'	Below	Living Room	31' x 13'6			
Main	Den	10' x 9'6	Below	Dining Room	0' x 0'			
Main	Laundry	10' x 6'6	Below	Kitchen	14'1 x 9'6			
Above	Primary Bedroom	18' x 14'	Below	Bedroom	12'6 x 10'3			

<b>Finished Floor (Main):</b>	1,453 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,369 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,453 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	No
<b>Finished Floor (Total):</b>	4,275 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	4,275 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Wonderful Upper Lynn Valley Home, 5 large bedrooms 4 bathrooms. At approximately 4300 sq. ft makes for a great family home. Primary room has a sauna in ensuite and a walk-in dressing room. A total of 4 bedrooms up! Also has an in-law/nanny suite in the basement with a full kitchen and a separate entrance with plenty of living area. Come with some design ideas as this home has newish furnace, hot water tank and roof...all less than 5 years. Home kept impeccably clean and well maintained. Fabulous layout and lots of room with a private backyard. Right on transit and minutes to shopping and restaurants. Close to great North Shore Schools including Upper Lynn Elementary and a newly rebuilt Argyle Secondary. Open houses 2-4pm Saturday. Open cancelled on Sunday.