

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2005
Frontage (ft):	59.00	Bathrooms:	3	Age:	19
Lot Area: (sq.ft.)	5,806.00	Full Baths:	3	Zoning:	UC465
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,080.91
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	025-968-939

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,Other
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 140 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN BCP11555

Amenities:

Site Influences:

Features: Air Conditioning

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'2 x 14'5	Main	Walk-In Closet	5'8 x 3'5	Bsmt	Bedroom	10'3 x 8'7
Main	Kitchen	16'2 x 13'0	Bsmt	Bedroom	10'2 x 9'0	Bsmt	Bedroom	10'5 x 14'0
Main	Eating Area	6'7 x 10'0	Bsmt	Foyer	15'9 x 7'1			
Main	Family Room	13'6 x 14'4	Bsmt	Laundry	8'2 x 9'2			
Main	Primary Bedroom	13'9 x 14'0	Bsmt	Living Room	16'5 x 10'0			
Main	Bedroom	12'9 x 12'5	Bsmt	Kitchen	11'2 x 14'4			
Main	Bedroom	12'9 x 9'1	Bsmt	Laundry	8'8 x 4'11			

Finished Floor (Main):	1,589 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,249 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	2,838 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,838 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

Quality-built, 5-bedroom + den home spans 2906 sq ft. On the main floor there is a wonderful kitchen with granite countertops, stainless steel appliances, pantry, and eating bar, seamlessly integrated with the inviting family room and eating area. Separate living and family room. Primary bedroom has a well designed master bath w/ separate tub and shower. The basement has an UNAUTHORIZED SUITE. Spacious 3-CAR GARAGE. Central AC. Outside, discover an abundance of parking, a fenced backyard, and a practical garden shed. Walk to parks, schools and a short distance to town.