

Depth/Size (ft):	138.00	Bedrooms:	7	Approx. Year Built:	1974
Frontage (ft):	55.00	Bathrooms:	3	Age:	50
Lot Area (sq.ft.):	7,846.00	Full Baths:	3	Zoning:	RS1/E
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$11,431.07
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	004-113-250

Style of Home:	2 Storey	Parking:	Total: 5
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Open
Rain Screen:	Full	Locker:	
Renovations:	Addition,Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	GRANVILLE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 205 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 44714
Amenities:	
Site Influences:	Cul-de-Sac,Marina Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Bal Realty Services Incorporated

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 14'	Below	Family Room	18'2 x 13'11	Below	Storage	29'1 x 19'10
Main	Kitchen	18'9 x 15'6	Below	Bedroom	9'11 x 10'10			
Main	Dining Room	10'4 x 16'	Below	Bedroom	10'2 x 14'3			
Main	Bedroom	9'6 x 11'1	Below	Primary	12'2 x 15'1			
Main	Bedroom	9'6 x 11'1	Below	Bedroom	9'5 x 11'8			
Main	Primary Bedroom	11'5 x 13'	Below	Utility	16'4 x 7'5			
Main	Walk-In Closet	4'9 x 5'5	Below	Foyer	7'5 x 7'5			

Finished Floor (Main):	1,705 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	1,938 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	3,643 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,643 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

Newly renovated home on the market after 50 years. The beautiful touches start with the newly paved stone driveway, updated exterior paint and finishings, open concept living room, massive family style kitchen and much more. Large patio leading off the kitchen for entertaining or relaxing after a long day. 3 bedrooms upstairs and 4 bedrooms downstairs for the whole family along with a massive rec room. Minutes from Steveston Village, Vancouver Airport and downtown Vancouver don't miss your chance at a rare opportunity.