

Depth/Size (ft):	119	Bedrooms:	3	Approx. Year Built:	1988
Frontage (ft):	31.00	Bathrooms:	3	Age:	36
Lot Area: (sq.ft.)	7,059.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,069.73
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	011-942-550

Style of Home:	2 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Other	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv: Queen Mary Park

Services Connected: Community

Legal: LOT 12, PLAN NWP79031, SECTION 30, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX City Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 18'2	Main	Foyer	6' x 7'
Main	Family Room	11'9 x 11'2	Main	Laundry	5'1 x 8'5
Main	Kitchen	18'4 x 11'10			
Main	Dining Room	10'8 x 10'2			
Above	Primary Bedroom	12'4 x 12'			
Above	Bedroom	11'9 x 9'2			
Above	Bedroom	11'1 x 9'7			

Finished Floor (Main):	996 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	684 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,680 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,680 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

LOCATION! LOCATION! PERFECT house for a first time buyer, investor or a developer, Live now and build your dream house later. Located in Queen Mary Park has almost all the amenities within walking distance, shopping, schools, transit, restaurants, recreational centre, parks etc etc. Update includes new paint, roof, hot water tank and flooring. Functional floor plan with good sized bedrooms on the top floor, huge kitchen, large family room and big back yard makes it a perfect cozy house to live and entertain family and friends. Don't miss out on this one!