

Depth/Size (ft):	121.54	Bedrooms:	4	Approx. Year Built:	1990
Frontage (ft):	33.00	Bathrooms:	4	Age:	34
Lot Area (sq.ft.):	4,010.82	Full Baths:	3	Zoning:	RS1S
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,178.60
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	014-333-121

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Rear
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 21, BLOCK 1, PLAN VAP1759, DISTRICT LOT 709, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Security System,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict:

Listing Broker(s): Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	14'6 x 14'1	Main	Dining Room	11'9 x 10'9
Above	Other	10' x 7'4	Main	Kitchen	12'11 x 11'9
Above	Bedroom	11'6 x 10'10	Main	Family Room	14'4 x 11'9
Above	Bedroom	16'6 x 11'4	Main	Office	10'9 x 9'
Above	Bedroom	12'6 x 11'5	Bsmt	Recreation Room	13'1 x 12'1
Main	Living Room	16'7 x 14'11			
Main	Foyer	6'11 x 5'4			

Finished Floor (Main):	1,068 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,070 sqft	# Of Kitchens:	1	Above	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	367 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	2,505 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	2,505 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

This European built home sits on a 33ft x 121.54ft lot, conveniently located in a highly desirable & centrally located neighbourhood with amenities just steps away, bright & quiet inside, with a functional layout. With Tecumseh Elementary close by and a 6 min stroll to Kensington Park, it's an ideal home for families. The thoughtful layout features 4 bedrooms on the top floor and office/den on the main, great for a growing family or multi-generational living with a basement floor with potential space, Outside, you'll find a generously sized deck, 2 car garage. First time on the market with original owners, well maintained and clean, spend a bit to update to your standards and you'll be proud to call this Home!