

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	3	<b>Age:</b>	45
<b>Lot Area: (sq.ft.)</b>	7,500.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R558
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,462.99
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	007-721-757

<b>Style of Home:</b>	3 Level Split	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	LOT 112 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICTPLAN 39614
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Preferred Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'9 x 6'1	Above	Bedroom	9'6 x 9'9	Below	Laundry	7'7 x 5'11
Main	Kitchen	11'5 x 10'4	Above	Primary Bedroom	15'9 x 10'4	Below	Storage	4'3 x 6'3
Main	Dining Room	10'4 x 10'4	Bsmt	Games Room	20'4 x 20'7	Below	Storage	5'4 x 3'9
Main	Living Room	15'8 x 12'7	Bsmt	Bedroom	12'0 x 12'1	Below	Storage	5'4 x 3'1
Above	Bedroom	11'2 x 9'9						

<b>Finished Floor (Main):</b>	583 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Above	2	Yes
<b>Finished Floor (Below):</b>	1,029 sqft	<b># Of Levels:</b>	3	Main	5	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	3	No
<b>Finished Floor (Total):</b>	2,241 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Part			
<b>Grand Total:</b>	2,241 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

An excellent 4 Bed and 3 bath. 3 level split home in central location! Entering on the main level though a large foyer you will see a tastefully updated home with the kitchen dining room and living room all located here. The dining room opens out to a phenomenal patio and fully fenced yard perfect for relaxing, or entertaining. Upstairs features 3 bedrooms, 2 bathrooms. The master features an ensuite and french doors to a large private deck. The basement features Two separate entrances, the fourth bedroom, full bath and a huge rec-room, away from the main bedrooms to avoid the noise. Perfect for a teenager hang out. Nicely landscaped. \*\*suitable\*\*

