

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

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

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

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

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 dinning 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**