

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1979
Frontage (ft):	40.00	Bathrooms:	2	Age:	45
Lot Area: (sq.ft.)	9,100.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,307.05
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	004-149-611

Style of Home:	2 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas

Legal: LOT 203, PLAN NWP50679, DISTRICT LOT 242, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Range Top,Refrigerator

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'	Below	Recreation Room	19' x 14'
Main	Kitchen	13' x 9'			
Main	Nook	9' x 8'			
Main	Primary Bedroom	12' x 12'			
Main	Bedroom	9' x 9'			
Bsmt	Bedroom	13' x 13'			
Bsmt	Workshop	10' x 10'			

Finished Floor (Main):	831 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	798 sqft	Suite:				
Finished Floor (Total):	1,629 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	1,629 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

3 Bedroom Home + Den With 9,000+ Sqft Lot In Cul De Sac. Fantastic location, this 3 bedroom + DEN home with separate basement entry is yours to make home. Located in a quiet Cul de sac featuring an amazing pie shape lot with RV Parking backing on to Westview Park. Enjoy tons of yard space for toys and the family. Just a short 2 minute walk from West View High School, parks, transit & amp; much more! Enjoy the Summer BBQ's on the large patio with NEW cover. This home also features a brand new furnace, hot water tank, roof, windows and bamboo flooring upstairs. The SPLIT ENTRY and floorplan make it easy to suite. Contact us today for a private showing!