

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	3	Age:	35
Lot Area: (sq.ft.)	6,574.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,040.46
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	012-329-550

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 8, PLAN NWP79387, SECTION 6, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Cul-de-Sac,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 13'6	Above	Family Room	13'2 x 13'5
Main	Bedroom	11'11 x 12'4	Above	Primary Bedroom	11'11 x 14'0
Main	Bedroom	13'4 x 11'9	Above	Walk-In Closet	4'11 x 6'11
Main	Foyer	8'4 x 11'1	Above	Bedroom	8'10 x 9'10
Above	Living Room	12'5 x 18'7	Above	Bedroom	8'11 x 9'10
Above	Dining Room	11'6 x 8'4	Above	Patio	17'2 x 9'10
Above	Kitchen	13'4 x 10'11			

Finished Floor (Main):	1,418 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	836 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,254 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	2,254 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Come see this bright, well taken care of home in Riverwood! This 5 bed, 3 bath house is perfect for your growing family. Walk into this basement entry home with open living room, 2 nice sized bedrooms and full bath (with suite potential), 2 car garage and plenty of room for storage! Walk upstairs to find dining room, and large living room with gas fireplace, spacious kitchen, and family room leading to huge COVERED patio, wonderful for BBQ's and family get togethers. Primary bedroom boasts walk in closet and ensuite. Newer roof and backyard fencing. Private yard facing agricultural land which shows serene views of nature. Wonderful neighborhood on a quiet cul de sac within walking to distance to all levels of school, shopping and transit.