

<b>Depth/Size (ft):</b>	50.3	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>	26.00	<b>Bathrooms:</b>	5	<b>Age:</b>	14
<b>Lot Area: (sq.ft.)</b>	2,924.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RF-9C
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,593.93
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	027-248-836

<b>Style of Home:</b>	2 Storey w/Bsmt.,Carriage/Coach House	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed,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,Storm Sewer,Water
<b>Legal:</b>	LOT 114, PLAN BCP31783, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Lane Access
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security - Roughed In,Smoke Alarm,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'	Bsmt	Living Room	19' x 16'2
Main	Kitchen	12' x 12'	Bsmt	Bedroom	13' x 10'
Main	Family Room	17' x 15'	Bsmt	Bedroom	14' x 10'6
Main	Dining Room	11' x 12'	Bsmt	Kitchen	10' x 10'
Above	Primary Bedroom	15' x 14'	Abv Main 2	Living Room	11' x 10'
Above	Bedroom	12' x 9'	Abv Main 2	Bedroom	11' x 6'
Above	Bedroom	12' x 10'	Abv Main 2	Kitchen	10' x 9'

<b>Finished Floor (Main):</b>	902 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	803 sqft	<b># Of Kitchens:</b>	3	Main	2	No
<b>Finished Floor (Below):</b>	902 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	No
<b>Finished Floor (Total):</b>	3,073 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Abv Main 2	4	No
<b>Grand Total:</b>	3,073 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Gorgeous 2-storey PLUS In-Ground Basement PLUS Coach House with a total 6 bedrooms and 5 bathrooms has hit the market! With newly installed hardwood floor, carpet, new paint and immaculately-conditioned rooms, this home features a stunningly spacious Living Room + Family Room - a RARE find in common homes! An added Coach House serves as the perfect opportunity as a mortgage helper or an extra space for your living needs. There is also an Unauthorized Basement Suite with 2 bedrooms and 1 bathroom. Not to mention, there are 3 laundry units in site! Close proximity to Rapid Transit, Shopping, Restaurants, and Schools make this home all the more worth it!