

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1956
Frontage (ft):	108.00	Bathrooms:	3	Age:	68
Lot Area: (sq.ft.)	16,440.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,650.38
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	014-264-765

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Mixed,Vinyl	Parking Access:	Side
Foundation:		Parking:	Carport & Garage,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	5 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Hot Water,Natural Gas,Wood	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 68, PLAN NWP81342, PART SE1/4, SECTION 27, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	28' x 22'	Main	Laundry	12' x 10'	Bsmt	Storage	9' x 6'
Main	Dining Room	19' x 14'	Main	Solarium	21' x 12'			
Main	Kitchen	16' x 14'	Bsmt	Living Room	29' x 9'5"			
Main	Foyer	16' x 8'	Bsmt	Primary Bedroom	30' x 20'			
Main	Primary Bedroom	14' x 10'5"	Bsmt	Walk-In Closet	7' x 7'			
Main	Bedroom	10' x 10'	Bsmt	Bedroom	16' x 16'			
Main	Eating Area	10'5" x 7'	Bsmt	Recreation Room	15' x 11'			

Finished Floor (Main):	1,930 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	Yes
Finished Floor (Bsmt):	1,930 sqft	Suite:		Bsmt	2	No
Finished Floor (Total):	3,860 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,860 sqft	Beds In Bsmt:	2 / 4			
		# Of Pets:				

Build your dream home now or hold for future redevelopment potential 2 lots. Current house has been mechanically well maintained with a bit cosmetic upgrades. Large work shop and ample of parking for car collectors and room for R.V. Very quiet family neighbourhood. 4 bedroom 3 bath, kitchen with stainless steel appliances and large living room. Solarium on main floor, manicured landscaped garden and a large sun deck in the back to host summer B-B-Q parties. The property sits on a 16440 Sqft lot central located. Walking distance to Enver Creek Secondary, Maple Green Elementary School, parks, restaurants, golf course and shopping. Call the listing agent to schedule a private viewing!