

<b>Depth/Size (ft):</b>	118	<b>Bedrooms:</b>	8	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>	52.00	<b>Bathrooms:</b>	7	<b>Age:</b>	18
<b>Lot Area: (sq.ft.)</b>	6,028.00	<b>Full Baths:</b>	6	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,115.92
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	025-972-634

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Brick,Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,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>	Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community
<b>Legal:</b>	LOT 15, PLAN BCP11881, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	Bedroom	10' x 10'	<b>Main</b>	Dining Room	11' x 12'	<b>Below</b>	Living Room	10' x 10'
<b>Above</b>	Primary Bedroom	14' x 14'	<b>Main</b>	Family Room	15' x 12'			
<b>Above</b>	Bedroom	12' x 13'	<b>Below</b>	Bedroom	11' x 12'			
<b>Above</b>	Primary Bedroom	13' x 14'	<b>Below</b>	Bedroom	10' x 11'			
<b>Main</b>	Bedroom	12' x 12'	<b>Below</b>	Bedroom	11' x 12'			
<b>Main</b>	Kitchen	15' x 10'	<b>Below</b>	Kitchen	10' x 11'			
<b>Main</b>	Living Room	12' x 12'	<b>Below</b>	Kitchen	11' x 12'			

<b>Finished Floor (Main):</b>	1,502 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	996 sqft	<b># Of Kitchens:</b>	3	Above	4	Yes
<b>Finished Floor (Below):</b>	1,502 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft		Legal	Above	3	Yes
<b>Finished Floor (Total):</b>	4,000 sqft	<b>Suite:</b>	Suite,Unauthorized Suite	Main	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Grand Total:</b>	4,000 sqft	<b>Basement:</b>	Fully Finished	Below	3	No
		<b>Beds In Bsmt:</b>	0 / 8	Main	2	No
		<b># Of Pets:</b>				

PRIME LOCATION - Well kept renovated 3 story home with NEW landscaping located in the heart of West Newton. Steps away from KWANTLEN UNIVERSITY, KHALSA SCHOOL, GURUDWARA SAHIB, MASJID and all AMENITIES! Spice Kitchen and full washroom + bedroom on the main floor, 4 SPACIOUS bedrooms 3 bath upstairs, double garage and LARGE DRIVEWAY that has AMPLE PARKING space. TONS OF MORTGAGE HELP. Please contact to book your viewing - MUST SEE!