

Depth/Size (ft):	86	Bedrooms:	4	Approx. Year Built:	2006
Frontage (ft):	43.00	Bathrooms:	3	Age:	18
Lot Area: (sq.ft.)	3,671.00	Full Baths:	3	Zoning:	CD-9
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,973.83
Rear Yard Exp:	East			For Tax Year:	2023
View:				P.I.D.:	026-841-339

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
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:	Baseboard,Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 192, PLAN BCP26253, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Playground,Recreation Center

Site Influences: Central Location,Cul-de-Sac,Lane Access,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'0 x 11'8	Above	Bedroom	9'6 x 8'3
Main	Dining Room	11'7 x 11'8	Bsmt	Living Room	14'8 x 6'10
Main	Living Room	16'6 x 11'8	Bsmt	Dining Room	11'0 x 6'10
Main	Foyer	6'4 x 3'9	Bsmt	Kitchen	7'7 x 7'7
Main	Storage	5'0 x 6'4	Bsmt	Bedroom	11'0 x 10'10
Above	Primary Bedroom	13'4 x 11'8			
Above	Bedroom	8'6 x 11'8			

Finished Floor (Main):	657 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	657 sqft	# Of Kitchens:	2	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	657 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	1,971 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,971 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Incredible investment opportunity on beautiful, quiet Garrison Crossing cul-de-sac. Convenient laneway parking and access to Sappers Way. Close to schools, shopping, restaurants, pool and leisure centre. Three-bedroom, 2-full-bathroom upstairs suite, one-bedroom, one-bathroom basement suite. Great tenants in top and bottom suites.

