

Depth/Size (ft):	108	Bedrooms:	5	Approx. Year Built:	1940
Frontage (ft):	68.00	Bathrooms:	3	Age:	84
Lot Area: (sq.ft.)	7,062.00	Full Baths:	2	Zoning:	R1A
Flood Plain:	Exempt	Half Baths:	1	Gross Taxes:	\$3,473.45
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	004-306-601

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone,Vinyl,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:	No	Locker:	
Renovations:	Addition,Substantially Rebuilt	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas,Wood	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 4 EXCEPT: SOUTH 3 FEET DISTRICT LOT 333 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 12499
Amenities:	Garden
Site Influences:	Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'1 x 11'5	Above	Family Room	18'1 x 10'10
Main	Dining Room	19'5 x 11'9	Above	Loft	31' x 11'
Main	Foyer	4'8 x 3'6	Above	Bedroom	10' x 10'
Main	Primary Bedroom	18'1 x 10'9	Above	Bedroom	7'9 x 11'2
Main	Bedroom	7'1 x 9'5			
Main	Bedroom	9'8 x 10'			
Main	Laundry	7'3 x 7'7			

Finished Floor (Main):	1,397 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	903 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	2	No
Finished Floor (Total):	2,300 sqft	Crawl/Bsmt Height:	3'	Main		No
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,300 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

"Embrace the trifecta of charm, character, and convenience in this fully updated home—a dream for starters or those looking to level up! With 90% of the space revamped, complete with new wiring, plumbing, insulation, and more. The interior boasts original hardwood floors, 3 pristine bathrooms, 5 bedrooms, and a master suite with a jaw-dropping ensuite. The family room, with its vaulted ceiling, adds allure. Plus, a detached 22'x16' shop, private yard, stamped concrete patio, gas BBQ hookup, and fruit trees enhance the outdoor experience. Unwind by the wood-burning fireplace. Too much goodness to list—act fast before it slips away!"