

<b>Depth/Size (ft):</b>	141.60	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1990
<b>Frontage (ft):</b>	16.40	<b>Bathrooms:</b>	5	<b>Age:</b>	34
<b>Lot Area: (sq.ft.)</b>	9,381.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,023.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	013-289-357

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Composite	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT D, PLAN NWP80456, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:**

**Features:**

**Bylaw Restrict:**

**Listing Broker(s):** SRS Panorama Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	15'8 x 17'5	Main	Living Room	15'3 x 12'1
Above	Bedroom	26'1 x 11'9	Main	Dining Room	11'1 x 12'1
Above	Bedroom	11'3 x 13'8	Main	Kitchen	14'3 x 5'9
Above	Bedroom	11'1 x 13'4	Main	Kitchen	6'1 x 5'11
Above	Walk-In Closet	6'2 x 5'1	Main	Family Room	15'1 x 14'1
Main	Bedroom	10'3 x 9'1			
Main	Bedroom	9'7 x 9'1			

<b>Finished Floor (Main):</b>	1,734 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,602 sqft	<b># Of Kitchens:</b>	2	Above	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsm):</b>	0 sqft	<b>Suite:</b>		Main	2	No
<b>Finished Floor (Total):</b>	3,436 sqft	<b>Crawl/Bsm Height:</b>		Main	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None	Main	3	No
<b>Grand Total:</b>	3,436 sqft	<b>Beds In Bsm:</b>	0 / 6			
		<b># Of Pets:</b>				

Fully renovated custom built 2 storey home with 2 rental suites, with-in walking distance to both level of schools, Transit, Shopping.