

Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Built:	1985
Frontage (ft):		Bathrooms:	3	Age:	39
Lot Area: (sq.ft.)	4,931.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,933.67
Rear Yard Exp:				For Tax Year:	2022
View:	No			P.I.D.:	000-601-268

Style of Home:	2 Storey	Parking:	Total: 7 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 25, PLAN NWP67960, DISTRICT LOT 247, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 13'1	Above	Bedroom	11'10 x 9'10
Main	Dining Room	11'8 x 14'3	Above	Bedroom	11'10 x 13'1
Main	Kitchen	11'8 x 15'2			
Main	Family Room	15'2 x 19'3			
Main	Foyer	3'5 x 5'6			
Main	Storage	3'0 x 7'5			
Above	Primary Bedroom	12'0 x 13'11			

Finished Floor (Main):	1,085 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	713 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,798 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,798 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Vaulted ceilings, a large living room and a picturesque staircase greet you as you enter this beautiful 3-bedroom, 3-bathroom home that spans almost 1800 square feet. Main floor offers a sunken family room perfect for a theatre room or a 4th bedroom if needed. 3 bed, 2 bath up including a primary bedroom is complete with a 2-pc ensuite. Step outside to your own private sanctuary - a covered back patio perfect for lounging, dining, and entertaining. Enjoy the soothing sounds of your tranquil pond and water feature as you unwind in the comfort of your own outdoor haven or enjoy greeting your neighbors while sipping your morning coffee on your charming front veranda. Centrally located, walking distance to schools, transit, and shopping.