

Depth/Size (ft):	IRREG	Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):	34.72	Bathrooms:	2	Age:	51
Lot Area: (sq.ft.)	10,872.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,521.91
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	005-999-286

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Royal York

Services Connected: Community,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 176 SECTION 23 TOWNSHIP 4 NEW WESTMINSTER DISTRICTPLAN 41142

Amenities:

Site Influences: Private Setting,Recreation Nearby,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 14'7	Bsmt	Bedroom	14'8 x 13'4
Main	Dining Room	12'2 x 10'3	Bsmt	Recreation Room	17'4 x 25'1
Main	Kitchen	7'11 x 10'1	Bsmt	Foyer	10'5 x 13'4
Main	Eating Area	7'5 x 10'1	Bsmt	Recreation Room	24'4 x 9'2
Main	Primary Bedroom	10'6 x 13'4	Bsmt	Laundry	12'0 x 8'6
Main	Bedroom	9'0 x 9'6	Bsmt	Utility	15'2 x 9'6
Main	Bedroom	13'11 x 9'6			

Finished Floor (Main):	1,453 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	1,225 sqft	Suite:				
Finished Floor (Total):	2,678 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,678 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Fantastic 10,000 sq ft. lot with a beautiful home with suite potential in North Delta. Boasting 4 bedrooms and 2 bathrooms, this residence offers a delightful layout, highlighted by a cozy sunken living room. The main floor features a spacious rec room, complemented by a walkout covered and enclosed patio, perfect for an added entertainment area. Outside, discover a sprawling, private backyard oasis complete with two large decks, grassy areas, raised garden beds, a pool, and a gravel fire pit seating area. Additional amenities include a shed and greenhouse, ideal for storage and gardening enthusiasts. With a newer roof and a low-maintenance front yard, this home offers convenience and comfort. Ideally situated near both school levels, and within walking distance to Burn Bog etc.