

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):	40.00	Bathrooms:	3	Age:	30
Lot Area: (sq.ft.)	4,165.00	Full Baths:	2	Zoning:	R-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,387.04
Rear Yard Exp:	Southeast			For Tax Year:	2022
View:				P.I.D.:	018-353-142

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
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:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Water

Legal: LOT 27, PLAN LMP11346, SECTION 17, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Storage

Site Influences: Central Location,Private Setting,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 18'7	Above	Walk-In Closet	8'8 x 6'3
Main	Dining Room	10'9 x 11'4	Above	Bedroom	10'5 x 10'3
Main	Eating Area	10'5 x 7'6	Above	Bedroom	11'1 x 17'8
Main	Kitchen	7'6 x 13'8			
Main	Family Room	10'7 x 14'5			
Main	Laundry	9'3 x 8'8			
Above	Primary Bedroom	12' x 21'2			

Finished Floor (Main):	1,099 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	951 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,050 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,050 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Charming two level 'Kirby Built' home with large 3 bedrooms up, two & a half bath. Open concept kitchen with an island, family room with gas fireplace, 4 skylights bring lots of natural light. Great design, newer roof, HEAT PUMP, garden shed, huge crawl space for extra storage. Two car garage with, plenty of driveway parking. Walking distance to Thomas Haney Secondary, Golden Ears Elementary, tennis, restaurants, shopping, Starbucks, you name it, it's close! OPEN HOUSE SUNDAY May 12th, 1pm to 3pm.