

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

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	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			

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

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 April 14th, 1 TO 3PM.