

Depth/Size (ft):	101	Bedrooms:	4	Approx. Year Built:	1986
Frontage (ft):	49.00	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	4,980.00	Full Baths:	3	Zoning:	SF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,730.59
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	000-968-374

Style of Home:	3 Level Split	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 124, PLAN NWP68798, PART NE1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Cul-de-Sac,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 11'4	Below	Family Room	15'2 x 15'5
Main	Kitchen	8'11 x 16'5	Below	Bedroom	10'2 x 12'5
Main	Dining Room	11'2 x 8'6			
Main	Living Room	12'0 x 15'5			
Above	Primary Bedroom	12'3 x 15'11			
Above	Bedroom	10'0 x 10'2			
Above	Bedroom	10'2 x 10'4			

Finished Floor (Main):	572 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	680 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	654 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Below	3	No
Finished Floor (Total):	1,906 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,906 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Wonderful UPDATED family home, open concept with vaulted ceiling in living/dining area, adjacent kitchen with French Doors to deck and hot tub! Four bedrooms in total, and three full bathrooms! Primary bedroom features a three piece ensuite, fourth bedroom on lower floor makes this home easily suite-able. Total 1906 sq.ft of living space, located in a cul-de-sac, walking distance to both elementary/secondary schools - the perfect location! Furnace 2023, roof 2011. Double car garage and west exposed fenced yard!