

| | | | | | |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 5 | Approx. Year Built: | 1984 |
| Frontage (ft): | 55.00 | Bathrooms: | 3 | Age: | 40 |
| Lot Area (sq.ft.): | 7,409.00 | Full Baths: | 2 | Zoning: | R-1B |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$4,854.09 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 001-656-864 |

| | | | |
|-------------------------|---------------------------------------|-------------------------|-----------------------|
| Style of Home: | Split Entry | Parking: | Total: 2 - Covered: 0 |
| Construction: | Frame - Wood | Covered Parking: | 0 |
| Exterior: | Vinyl | Parking Access: | |
| Foundation: | | Parking: | 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: | Electric,Forced Air | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s),Fenced Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

| | |
|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | LOT 137, PLAN NWP66999, SECTION 29, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | None |
| Site Influences: | Central Location,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | |
| Listing Broker(s): | Stonehaus Realty Corp. |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-------------|-------------|
| Main | Kitchen | 11'0 x 8'11 | Below | Living Room | 11'7 x 13'1 |
| Main | Dining Room | 11'0 x 7'8 | Below | Bedroom | 18'5 x 10'7 |
| Main | Living Room | 12'7 x 12'1 | Below | Bedroom | 13'6 x 11'3 |
| Main | Primary Bedroom | 12'0 x 11'0 | Below | Storage | 10'1 x 6'3 |
| Main | Bedroom | 10'2 x 9'0 | | | |
| Main | Bedroom | 9'1 x 9'1 | | | |
| Below | Kitchen | 19'4 x 10'8 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,061 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 2 | Yes |
| Finished Floor (Below): | 1,020 sqft | # Of Levels: | 2 | Main | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | Legal Suite | Below | 4 | No |
| Finished Floor (Total): | 2,081 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Full | | | |
| Grand Total: | 2,081 sqft | Beds In Bsmt: | 0 / 5 | | | |
| | | # Of Pets: | | | | |

Beautifully renovated 5-bed, 3-bath split entry home in Aldergrove with a LEGAL two-bedroom suite. Updates include fresh paint, new floors, gas range and BBQ line, new windows, French doors, flooring, kitchen upgrades, and S/S appliances. Enjoy Navien gas hot water on demand for savings. Suite features new tiles, countertops, and heated floors. Exterior boasts a new deck, metal roof, landscaping, and a new main water line. Don't miss this unbeatable opportunity! Book your private showing today!