

Depth/Size (ft):	122	Bedrooms:	5	Approx. Year Built:	2024
Frontage (ft):	48.00	Bathrooms:	4	Age:	0
Lot Area:		Full Baths:	3	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	003-021-009

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Radiant	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : WATER VIEW
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Storm Sewer,Water
Legal:	LOT 19, BLOCK 30, PLAN VAP363, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Central Location,Lane Access,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltHwSh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Heat Recov. Vent.,Microwave,Oven - Built In,Security System,Vacuum - Roughed In
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Planet Group Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 16'0	Bsmt	Living Room	8'0 x 9'3
Main	Kitchen	10'5 x 13'11	Bsmt	Kitchen	8'0 x 9'3
Main	Dining Room	12'10 x 11'10	Bsmt	Bedroom	12'2 x 8'6
Main	Nook	7'0 x 8'2	Bsmt	Bedroom	8'6 x 8'0
Above	Primary Bedroom	12'10 x 12'1			
Above	Bedroom	11'4 x 11'8			
Above	Bedroom	9'0 x 10'2			

Finished Floor (Main):	771 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	715 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	565 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	2,051 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Separate Entry			
Grand Total:	2,051 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

WATER / CITY & MOUNTAIN VIEW !! BRAND NEW SIDE BY SIDE DUPLEX by Quality Experienced Builder in the most desirable area in Vancouver East with 2-5-10 NEW HOME WARRANTY. Home features: Air conditioning, hot water radiant heat, quality door casings. Spacious exquisite chef's kitchen: thick slab counters, STAINLESS STEEL APPLIANCES, This smart home will equipped with Security Cameras & Alarm System. Upstairs: All 3 BEDROOMS / 2 BATH conveniently on the same level + Balcony out from Master BDRM. Downstairs:2 BDRMS LEGAL SUITE with own laundry for MORTGAGE HELP. Single Car Garage+1 Open Car Parking. Close to Public transportation and Downtown. Easy access to HWY #1.