

Depth/Size (ft):	0	Bedrooms:	4	Approx. Year Built:	1977
Frontage (ft):		Bathrooms:	3	Age:	47
Lot Area: (sq.ft.)	7,111.00	Full Baths:	2	Zoning:	RS1/E
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,816.24
Rear Yard Exp:	East			For Tax Year:	2023
View:				P.I.D.:	003-648-788

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: BOYD PARK

Services Connected: Community,Electricity

Legal: LOT 633, BLOCK 4N, PLAN NWP50208, SECTION 23, RANGE 7W, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Storage

Site Influences: Central Location,Cul-de-Sac,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

Bylaw Restrict:

Listing Broker(s): Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'7 x 4'0	Main	Patio	13'9 x 11'9	Main	Patio	28'8 x 26'11
Main	Living Room	19'7 x 17'9	Main	Patio	17'4 x 11'3	Main	Storage	9'10 x 4'8
Main	Dining Room	14'8 x 11'2	Above	Primary Bedroom	19'10 x 11'10	Main	Storage	10'9 x 4'4
Main	Kitchen	15'6 x 12'6	Above	Bedroom	18'10 x 12'9	Main	Laundry	4'0 x 4'5
Main	Family Room	18'0 x 16'4	Above	Bedroom	14'8 x 10'10	Above	Walk-In Closet	7'0 x 10'5
Main	Games Room	15'11 x 14'7	Above	Bedroom	12'4 x 9'5			
Main	Solarium	14'5 x 4'2	Above	Office	12'3 x 10'0			

Finished Floor (Main):	1,543 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,389 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	No
Finished Floor (Total):	2,932 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,932 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

WELCOME TO DESIRABLE BOYD PARK. This home is tucked in a quiet cul-de-sac street. This large 2933 sqft home features a large living, family and bonus games room on the main floor, with a large walk out patio and sunroom. Upstairs has 4 bedrooms, with a sundeck off one bedroom and bonus office from another bedroom, very unique home. Ample storage with 2 sheds around the property and lots of outdoor space to enjoy those summer evening BBQ's. Large private back yard at 7111 sqft. This home is perfect for a growing family. Close to all shops and walking distance to railway where you can walk along the boardwalk or bike down to Steveston. This is a place you would love to call home. Come see for yourself. OPEN HOUSE SAT April 27th 2:00 - 4:00pm.