

Depth/Size (ft):	140	Bedrooms:	4	Approx. Year Built:	1972
Frontage (ft):	65.00	Bathrooms:	3	Age:	52
Lot Area: (sq.ft.)	9,094.00	Full Baths:	2	Zoning:	R558
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,939.01
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	005-373-280

Style of Home:	Split Entry	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : '
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 144, PLAN NWP40603, DISTRICT LOT 1, GROUP 3, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 16'6	Below	Family Room	13'3 x 24'6
Main	Kitchen	13'3 x 9'4	Below	Bedroom	10'1 x 14'7
Main	Dining Room	9'5 x 9'9	Below	Laundry	11'2 x 8'11
Main	Foyer	6'5 x 4'5	Below	Utility	6'4 x 2'9
Main	Primary Bedroom	13'4 x 12'9	Below	Storage	6'5 x 11'3
Main	Bedroom	10' x 11'1	Below	Storage	10'6 x 3'4
Main	Bedroom	9'2 x 9'6			

Finished Floor (Main):	1,163 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	849 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	2	Yes
Finished Floor (Total):	2,012 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,012 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Nicely updated & well-maintained 4-bed, 3-bath family home on a 9000 sq ft view lot, just steps from iconic Heritage Park. Situated in a quiet & desirable neighbourhood of similar properties, this corner lot home has great curb appeal, a wonderful yard, and is accessible from 3 sides, including path/lane access at the rear. Interior features include: open kitchen with s/s appliances, custom maple cabinetry & breakfast bar; spacious living room & bedrooms; hot water on demand, air conditioning & vinyl windows throughout; huge family/rec room & full bath in basement (suite potential), master with ensuite. Bonuses: 185 sq ft covered patio, detached shed with power; custom dog kennel, plenty of parking. A great family home in a great location. Designated Attached Multi-unit Residential in OCP.