

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

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

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

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

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.