

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):	58.00	Bathrooms:	3	Age:	51
Lot Area: (sq.ft.)	14,810.00	Full Baths:	3	Zoning:	R1A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,726.41
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	008-699-526

Style of Home:	Split Entry	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 196, PLAN NWP39943, DISTRICT LOT 27, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 16'10	Below	Kitchen	11'4 x 13'9
Main	Dining Room	8'7 x 8'	Below	Bedroom	11'4 x 9'5
Main	Solarium	9' x 20'4	Below	Recreation Room	16'10 x 11'
Main	Primary Bedroom	12'1 x 11'1			
Main	Bedroom	12'2 x 9'2			
Main	Bedroom	12'1 x 9'4			
Below	Living Room	8'10 x 20'1			

Finished Floor (Main):	1,363 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	822 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,185 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Part			
Grand Total:	2,185 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Situated on a large lot in a cul de sac(14810 sq.ft.) and bordered by a quiet park you will find this renovated home that is looking for a new owner. The home has a new kitchen, new master bath, large laundry/sun room, new windows, tankless hot water, unauthorized 1 bedroom suite and much more. The triple garage comes with one high bay with enough room for a car lift for the car enthusiast or a large workspace for the woodworker. Dont wait on this as it wont last long.