

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	1960
Frontage (ft):	71.00	Bathrooms:	3	Age:	64
Lot Area: (sq.ft.)	7,100.00	Full Baths:	3	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,606.31
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	001-678-655

Style of Home:	2 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 8, PLAN NWP21562, NEW WESTMINSTER LAND DISTRICT, DIVISION A

Amenities:

Site Influences: Central Location

Features:

Bylaw Restrict:

Listing Broker(s): Planet Group Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 14'7	Main	Foyer	8'9 x 4'1	Bsmt	Storage	14'8 x 22'4
Main	Dining Room	7'8 x 8'9	Bsmt	Kitchen	18'11 x 10'10			
Main	Kitchen	11'10 x 8'4	Bsmt	Bedroom	9'5 x 11'10			
Main	Primary Bedroom	14'8 x 18'10	Bsmt	Den	8'11 x 11'10			
Main	Walk-In Closet	15'1 x 4'1	Bsmt	Den	12'9 x 11'10			
Main	Bedroom	10'10 x 11'6	Bsmt	Laundry	9'2 x 5'6			
Main	Bedroom	9'11 x 8'10	Bsmt	Utility	6'4 x 10'10			

Finished Floor (Main):	1,276 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	894 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,170 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	382 sqft	Basement:	Fully Finished			
Grand Total:	2,552 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Fabulous quiet location! Recently updated, this spacious 4 Bedroom, 3 Bath, 2 Den, 2 kitchen, 2170 sqft house offers 3 bedrooms, 2 full baths, a fantastic open-concept kitchen, living room & spacious dining area on the main level. There's 1 bedroom & den basement suite with its own washer and separate entrance. Downstairs you'll also find a big den for upstairs use, and separate laundry. Open the french door and walk onto an amazing 600 sqft deck to enjoy your summer BBQs . Comes with a detached double garage/workshop! Recent updates include new laminate flooring, brand new stainless steel fridge (upstairs and basement), new stove, dishwasher, and doors on main level. New blinds and fresh paint throughout. 71' foot frontage with 7100 sqft lot. Check with city for subdivision potential!