

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2004
Frontage (ft):	40.00	Bathrooms:	4	Age:	20
Lot Area: (sq.ft.)	3,283.00	Full Baths:	3	Zoning:	CD-54
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,597.92
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	025-534-653

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - 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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 29 SECTION 14 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP1655

Amenities:

Site Influences: Central Location,Lane Access,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'10 x 5'11	Above	Bedroom	10'0 x 11'11
Main	Living Room	10'2 x 12'0	Above	Bedroom	10'3 x 12'4
Main	Dining Room	14'0 x 12'1	Bsmt	Walk-In Closet	4'0 x 10'2
Main	Kitchen	14'6 x 14'4	Bsmt	Bedroom	8'3 x 12'1
Main	Family Room	11'10 x 14'9	Bsmt	Kitchen	13'3 x 11'9
Above	Primary Bedroom	12'11 x 15'10	Bsmt	Family Room	21'10 x 10'2
Above	Walk-In Closet	4'11 x 7'4			

Finished Floor (Main):	920 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	873 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	890 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	2,683 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,683 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Morning Star 4 bdrm beauty. Meticulously maintained with many upgrades. Main floor has gorgeous wide plank oak hardwood floors, with Shaker cabinets & quartz countertops throughout. Upgraded kitchen island seats four. New updated exterior doors & a Phantom screen to the covered deck. New furnace/air conditioner 2023. House exterior, fence & suite painted in 2023. This corner lot has beautiful gardens, drip irrigation & stone patio areas for your enjoyment. The front garden has just been professionally turfed. Parking pad beside the double garage leads to 1 bedroom ground level suite with large kitchen area, laminate floors & new French doors to the suite's patio. Suite Queen sized bdrm currently used as craft room. Steps to RC Garnet Elementary school, PEMS middle school & REMSS IB.