

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	42.00	<b>Bathrooms:</b>	3	<b>Age:</b>	35
<b>Lot Area: (sq.ft.)</b>	7,244.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,288.26
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	009-075-259

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<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,Wood	<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>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Newlands

**Services Connected:** Community

**Legal:** LOT 12, PLAN NWP76318, DISTRICT LOT 312, GROUP 2, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Workshop Detached

**Site Influences:** Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'2 x 5'3	Above	Primary Bedroom	19'2 x 12'4
Main	Living Room	15'9 x 13'11	Above	Walk-In Closet	8'3 x 7'1
Main	Dining Room	11'9 x 9'	Above	Bedroom	11'9 x 11'2
Main	Kitchen	11'3 x 10'2	Above	Bedroom	11'8 x 11'5
Main	Dining Room	13'7 x 8'			
Main	Family Room	15'5 x 12'1			
Main	Laundry	7'2 x 6'3			

<b>Finished Floor (Main):</b>	1,037 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	932 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Above	5	Yes
<b>Finished Floor (Total):</b>	1,969 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,969 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Location, Location!! This 1969 sqft 2 Storey, 3 bedroom, 3 bathroom home on a 7244 sqft lot is nestled on a quiet cul-de-sac in a family orientated neighborhood. Large windows bathe every corner of this home in sunlight. 3 Spacious bedrooms upstairs including spa inspired 5 piece ensuite. Abundant amount of storage including a sprawling crawlspace under the main floor. A gardeners dream as you step outside to the beautifully landscaped backyard featuring a new oversized deck, designed for outdoor enjoyment and relaxation. BONUS fully finished, 160 sqft, insulated detached workshop, complete with heat and plumbing. AC for those warm summer nights. Steps away from all amenities including: Newlands Golf and Country Club, City Park, Al Anderson pool, Schools, shopping centers the list goes on.