

Depth/Size (ft):	120	Bedrooms:	3	Approx. Year Built:	1972
Frontage (ft):	44.30	Bathrooms:	2	Age:	52
Lot Area: (sq.ft.)	6,130.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,081.37
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	008-679-258

Style of Home:	Split Entry	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 436, PLAN NWP39847, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Cul-de-Sac,Paved Road,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 3'10	Below	Games Room	11'10 x 15'9
Main	Living Room	12'5 x 17'6	Below	Laundry	21'1 x 8'9
Main	Kitchen	12'11 x 9'2	Below	Den	12'5 x 17'8
Main	Dining Room	8'0 x 9'2	Below	Kitchen	11'9 x 7'5
Main	Primary Bedroom	11'3 x 11'5	Below	Storage	33'1 x 7'10
Main	Bedroom	11'3 x 8'4	Below	Patio	12'9 x 19'6
Main	Bedroom	8'1 x 10'6			

Finished Floor (Main):	1,080 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	No
Finished Floor (Below):	972 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,052 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,052 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Opportunity Knocks! This 2,052 sq. ft. split entry home is nestled on the east side of a quiet cul-de-sac, across from Peace Arch Elementary. Upstairs you will find 3 beds, 1 bath, a deck off the living area that overlooks the private fenced backyard and a second deck off the Primary Bedroom overlooking the quiet side of the school's park. Downstairs provides you with lots of options thanks to the multiple rooms to be used at your own discretion as bedrooms, a rec-room for the kids, even a second living space or home office with a separate entrance from the carport. All of this is located on a flat 6,130 sq. ft. lot in sunny White Rock!