

Depth/Size (ft):	134	Bedrooms:	7	Approx. Year Built:	1993
Frontage (ft):	55.00	Bathrooms:	5	Age:	31
Lot Area: (sq.ft.)	7,374.00	Full Baths:	4	Zoning:	RF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,604.61
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	018-201-041

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Other,Tile - Concrete	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Storm Sewer,Water
Legal:	LOT 17, PLAN LMP9853, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Cul-de-Sac,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 12'3	Main	Bedroom	10'8 x 10'5	Above	Walk-In Closet	5'5 x 4'8
Main	Dining Room	11'10 x 10'4	Main	Bedroom	10'5 x 9'6	Above	Bedroom	10'9 x 9'6
Main	Family Room	14'8 x 13'9	Main	Laundry	14'11 x 5'9	Above	Walk-In Closet	5'5 x 4'8
Main	Kitchen	12' x 10'8	Above	Primary Bedroom	14'5 x 14'4			
Main	Eating Area	11'4 x 7'3	Above	Bedroom	13'1 x 9'7			
Main	Living Room	13'5 x 6'4	Above	Bedroom	10'8 x 10'			
Main	Kitchen	13'2 x 9'8	Above	Bedroom	10'10 x 9'7			

Finished Floor (Main):	1,724 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,414 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Main	3	Yes
Finished Floor (Total):	3,138 sqft	Crawl/Bsmt Height:		Main	3	No
Unfinished Floor:	0 sqft	Basement:	None	Above	3	Yes
Grand Total:	3,138 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

Welcome to this exquisite family home! Come make lasting memories in this lovely home featuring 7 Bedrooms (rare 5 bedroom up) and 5 Bathrooms! A generous and private backyard offers the perfect escape for families to BBQ, install a playground/hot tub, and much more fun activities to plan for the upcoming summer. This home also conveniently features a beautifully renovated 2 Bedroom side SUITE with its own private entry - an excellent mortgage helper! Located in a quiet cul-de-sac and close to all amenities such as schools, shopping, recreation, and restaurants. Call now for your private viewing!