

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1971
<b>Frontage (ft):</b>	40.00	<b>Bathrooms:</b>	3	<b>Age:</b>	53
<b>Lot Area: (sq.ft.)</b>	8,000.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$7,172.88
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	007-649-673

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

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT J, BLOCK 3, PLAN VAP13487, DISTRICT LOT 2003, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Cul-de-Sac

**Features:**

**Bylaw Restrict:**

**Listing Broker(s):** eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 14'4	Main	Bedroom	9'10 x 10'11
Main	Dining Room	10'4 x 10'2	Main	Bedroom	9'11 x 10'5
Main	Kitchen	10'6 x 8'7	Below	Foyer	7'0 x 6'3
Main	Eating Area	13'7 x 8'1	Below	Family Room	13'8 x 28'9
Main	Patio	24'11 x 5'6	Below	Bedroom	13'6 x 9'3
Main	Primary Bedroom	10'10 x 14'2	Below	Office	12'5 x 8'4
Main	Walk-In Closet	4'2 x 5'8	Below	Laundry	7'0 x 7'1

<b>Finished Floor (Main):</b>	1,332 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,118 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Below	2	No
<b>Finished Floor (Total):</b>	2,450 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,450 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome to your new family home on one of Lynn Valley's best cul-de-sac locations! This 4 bedroom/3 bathroom home is situated within walking distance to great local schools, Lynn Valley Centre, and incredible neighbourhood parks and recreation. Cozy up next to one of the two natural gas fireplaces, and entertainers delight with a large living and dining room, and downstairs rec room featuring a wet bar! Large windows along the front of the home bring in beautiful natural light, and you will find ample storage throughout the home. On an 8,000 sq. ft. lot, this property has great potential for development or to be renovated into your family's private oasis.