

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	4	Age:	33
Lot Area (sq.ft.):	9,021.00	Full Baths:	3	Zoning:	RS-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,741.41
Rear Yard Exp:	South			For Tax Year:	2022
View:				P.I.D.:	016-163-770

Style of Home:	2 Storey w/Bsmt.,Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity

Legal: LOT 7, PLAN NWP85496, DISTRICT LOT 348, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Private Setting

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Sutton Group - 1st West Realty, Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	15'8 x 15'5	Main	Living Room	19'11 x 12'10	Bsmt	Laundry	6'10 x 5'7
Above	Bedroom	11'8 x 10'0	Main	Family Room	13'9 x 11'3			
Above	Bedroom	14'11 x 10'0	Main	Laundry	7'5 x 6'7			
Above	Bedroom	10'2 x 9'2	Bsmt	Kitchen	17'1 x 10'2			
Main	Kitchen	13'4 x 13'4	Bsmt	Living Room	14'2 x 12'0			
Main	Dining Room	12'5 x 12'5	Bsmt	Bedroom	23'11 x 12'7			
Main	Eating Area	12'7 x 10'7	Bsmt	Bedroom	17'5 x 11'1			

Finished Floor (Main):	1,269 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,162 sqft	# Of Kitchens:	2	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	1,228 sqft	Suite:	Unauthorized Suite	Main	2	No
Finished Floor (Total):	3,659 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,659 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Beautiful Walkout Basement house in popular Heritage wood with over 9000sf. Bright south facing located on quiet cul-de-sac. Oversized deck covered by tree you can enjoy beauty of Heritage wood. 4 bedrooms upstairs and suite in the basement with separate entrance and laundry. Long driveway can fit 4 cars easily. Great school catchment, Aspenwood elementary and Heritage woods Secondary school. Call now for private showing!!!