

Depth/Size (ft):	118	Bedrooms:	6	Approx. Year Built:	1990
Frontage (ft):	59.00	Bathrooms:	4	Age:	34
Lot Area: (sq.ft.)	7,114.00	Full Baths:	4	Zoning:	RF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,115.00
Rear Yard Exp:	Southwest			For Tax Year:	2023
View:	No			P.I.D.:	015-898-598

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	McNalley Creek
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 1 SECTION 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 84947
Amenities:	Air Cond./Central,Swirlpool/Hot Tub
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Private Yard,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Microwave,Pantry,Security System,Sprinkler - Inground,Storage Shed,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'11 x 8'4	Main	Walk-In Closet	5'7 x 4'3
Main	Living Room	23'0 x 13'6	Below	Bedroom	12'3 x 26'4
Main	Kitchen	16'2 x 9'7	Below	Walk-In Closet	5'0 x 8'2
Main	Dining Room	18'2 x 11'3	Below	Bedroom	12'1 x 10'9
Main	Bedroom	10'7 x 9'1	Below	Bedroom	19'11 x 9'10
Main	Bedroom	10'9 x 9'1	Below	Kitchen	13'8 x 11'5
Main	Primary Bedroom	11'0 x 17'2			

Finished Floor (Main):	1,618 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	1,601 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	3,219 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,219 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Don't miss your chance to own this Multi Generation Luxury Gem! Welcome to this stunning 3,337 sq ft. 6-bed, 4-bath home. Located in McNalley creek minutes away from Transit, Schools, Beach and USA Border. This fully renovated multi-generation home features an updated open floor plan on the main level, a gorgeous open chef kitchen with modern appliances, custom-built ins, a large island, and hardwood floors. R/C Sunshades adorn the southwest facing patio, offering serene views of the private backyard oasis. Main, find 3 bedrooms and 2 bathrooms, while the lower level boasts a 1-bedroom grand room with ensuite, perfect for in-laws. Plus, there's a bright walkout ground-level two-bedroom rental suite with its own yard and shed, ideal for generating extra income.