

Depth/Size (ft):	115.98 x115.75x75.49	Bedrooms:	4	Approx. Year Built:	1977
Frontage (ft):	37.20	Bathrooms:	3	Age:	47
Lot Area: (sq.ft.)	5,995.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,396.46
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	004-974-867

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

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 495 SECTION 36 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 51862

Amenities:

Site Influences: Cul-de-Sac,Private Setting,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Sprinkler - Inground,Storage Shed,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 10'6	Bsmt	Living Room	16'7 x 12'
Main	Dining Room	9'11 x 10'8	Bsmt	Bedroom	15'2 x 9'11
Main	Kitchen	12'7 x 10'5	Bsmt	Den	7'6 x 8'3
Main	Primary Bedroom	12' x 10'9	Bsmt	Laundry	7'6 x 13'8
Main	Bedroom	10' x 9'3			
Main	Bedroom	9' x 11'			
Main	Foyer	6'2 x 2'10			

Finished Floor (Main):	1,163 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	785 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Bsmt	3	No
Finished Floor (Total):	1,948 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	1,948 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Beautiful, well maintained home on a quiet st. in Annieville. Spotless 4 bedroom, 2.5 bath home features spacious renovated kitchen with island bar, cabinetry with pullouts & updated appliances. Maple Hardwood flooring on main, gas fireplace, 3 Bedrooms & sliding patio doors to 27' x 10'4 covered deck, ideal for entertaining your family and friends. Basement features huge living area, cozy bedroom with French doors looking out to a parklike, private backyard. Fabulous outdoor BAR/KITCHEN AREA, completely covered & enclosed, ideal for LARGE FAMILY PARTIES AND ENTERTAINMENT. Wet bar has extensive cabinetry, bar fridge (gas hookup available). Other upgrades incl. roof(2011), furnace(2020), Hot water tank (2024) fence(2023), new deck railings & large storage rm. OPEN HOUSE SAT. MAY 4, 2-4PM