

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1975
Frontage (ft):	85.13	Bathrooms:	3	Age:	49
Lot Area: (sq.ft.)	12,949.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,970.51
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-029-073

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single,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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 1047 SECTIONS 3 AND 4 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 44860

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Oakwyn Realty Ltd., Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'2 x 9'0	Above	Walk-In Closet	7'1 x 7'7
Main	Kitchen	10'5 x 15'6	Above	Bedroom	10'2 x 10'6
Main	Dining Room	14'5 x 14'10	Above	Bedroom	18'7 x 9'5
Main	Living Room	22'4 x 14'8	Above	Loft	13'5 x 13'6
Main	Flex Room	11'10 x 13'6			
Main	Bedroom	8'6 x 10'2			
Above	Primary Bedroom	15'2 x 12'1			

Finished Floor (Main):	1,437 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,112 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	No
Finished Floor (Total):	2,549 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,549 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Discover something truly extraordinary with this fully renovated home nestled on a spacious 12,949 sq ft lot, seamlessly blending mid-century modern charm with contemporary elegance. Admire its unique architectural design, boasting soaring vaulted wood ceilings, exposed beams, expansive windows, 2 gas fireplaces, and air-conditioning. Perfect for entertaining, the kitchen flows effortlessly between an island & bar seating, quartz counters, high-end appliances including a gas stove & wine fridge, and direct access to al fresco dining in the stunning flat yard. Offering 4 bedrooms, 3 bathrooms, plus 2 large flex spaces, the layout provides endless possibilities. Complete with a two-car garage and newly built carport for additional parking convenience. Open House Sat/Sun May 4/5th 2-4pm