

Depth/Size (ft):	130	Bedrooms:	5	Approx. Year Built:	1975
Frontage (ft):	70.00	Bathrooms:	3	Age:	49
Lot Area: (sq.ft.)	9,148.00	Full Baths:	3	Zoning:	R1-A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,662.10
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	006-193-170

Style of Home:	Split Entry	Parking:	Total: 0 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum,Stone	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 339, PLAN NWP47785, DISTRICT LOT 267, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'9 x 11'5	Bsmt	Kitchen	22'6 x 11'2
Main	Dining Room	18'4 x 8'5	Bsmt	Bedroom	15'6 x 12'1
Main	Living Room	17'11 x 9'8	Bsmt	Bedroom	13'2 x 11'
Main	Primary Bedroom	15'2 x 16'3	Bsmt	Storage	15'2 x 8'7
Main	Bedroom	13'4 x 9'11			
Main	Bedroom	10' x 14'9			
Bsmt	Living Room	17'8 x 12'1			

Finished Floor (Main):	1,202 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	1,501 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	2,703 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,703 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Wonderful 5bed/3bath home in beautiful Sardis Park! A large 2700+ Square foot home on a 9100+ square foot lot (.21 acre). Upstairs offers a generous sized open concept living area with updated kitchen and flooring. 3 bedrooms including primary bedroom with full ensuite! Downstairs offers 2 more bedrooms and a kitchenette with separate entrance. All this on a spacious private fenced lot with mature trees for total privacy. Central location, walking distance to shopping, groceries and Sardis Park! Call today to book your private showing!