

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2011
<b>Frontage (ft):</b>	30.87	<b>Bathrooms:</b>	4	<b>Age:</b>	13
<b>Lot Area: (sq.ft.)</b>	2,849.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RF-9C
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,585.66
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	028-006-216

<b>Style of Home:</b>	Reverse 2 Storey w/Bsmt	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	Lane,Rear
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No : PARK
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 10, PLAN BCP41784, SECTION 22, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Creekside Realty Ltd., Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 7'2	Above	Bedroom	11'6 x 10'9
Main	Living Room	13'1 x 15'2	Bsmt	Bedroom	11'9 x 11'11
Main	Dining Room	14'6 x 8'10	Bsmt	Kitchen	12'9 x 8'8
Main	Kitchen	14'6 x 13'3	Bsmt	Living Room	15'5 x 11'9
Main	Pantry	5'5 x 6'6	Bsmt	Storage	2'11 x 7'7
Above	Primary Bedroom	14'9 x 12'9	Bsmt	Storage	9'1 x 5'2
Above	Bedroom	9' x 9'1			

<b>Finished Floor (Main):</b>	876 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	866 sqft	<b># Of Kitchens:</b>	2	Above	5	Yes
<b>Finished Floor (Below):</b>	850 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Main	2	No
<b>Finished Floor (Total):</b>	2,592 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,592 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Are you in the market for a new home that offers both comfort and convenience? Look no further than this stylish, modern house with 4 beds and 4 baths, located just across from a beautiful park. Built in 2011, this classic yet contemporary home has all the features you could want and more. As you step inside, you'll be greeted by an open-concept main floor that is perfect for entertaining guests or spending time with family. The spacious living room flows seamlessly into the dining area and gourmet kitchen, which features plenty of counter space for meal prep. Upstairs, you'll find three bedrooms, and two bathrooms, his house has an unauthorized suite downstairs, with it's own separate entrance.