

<b>Depth/Size (ft):</b>	142.19	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2002
<b>Frontage (ft):</b>	49.21	<b>Bathrooms:</b>	3	<b>Age:</b>	22
<b>Lot Area: (sq.ft.)</b>	6,996.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,004.40
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-243-969

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Mountains from backyard & Bdrm
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Sullivan's Meadow
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 16 SECTION 15 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP52538
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Vacuum - Roughed In,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 15'11	Above	Primary Bedroom	16'11 x 13'6	Bsmt	Other	17'6 x 7'4
Main	Dining Room	17'4 x 9'8	Above	Walk-In Closet	9'2 x 4'8			
Main	Kitchen	15'9 x 10'2	Above	Bedroom	11'2 x 13'5			
Main	Den	10'1 x 11'10	Above	Bedroom	11'2 x 12'4			
Main	Foyer	6'9 x 8'4	Above	Bedroom	17'2 x 12'10			
Main	Laundry	10'2 x 7'8	Bsmt	Bedroom	16'2 x 11'1			
Main	Pantry	3'10 x 4'10	Bsmt	Other	36'6 x 15'3			

<b>Finished Floor (Main):</b>	1,175 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,052 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	382 sqft	<b>Suite:</b>	None	Above	5	No
<b>Finished Floor (Total):</b>	2,609 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	777 sqft	<b>Basement:</b>	Full,Partly Finished			
<b>Grand Total:</b>	3,386 sqft	<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

Original owner, 3 STOREY home built by Morningstar. Beautiful condition inside (no pets, non-smoking, 2 adults only), quiet street within walking distance to Gurdwara Dukh Nivaran Sahib, Fraser Valley Ismaili Jamatkhana, transit & more. House is situated 6996 SF lot, 4-5 bedrooms plus unfinished area awaiting your ideas. Bright house, on a rectangular lot, features large open kitchen and great room with gas fireplace. Lots of windows to bring in light from the SOUTH EXPOSED, SUNNY backyard. Upper level has 4 very spacious bedroom, 5 pce. primary ensuite, Mtn. view from upper fl & backyard. Basement has separate entry off unfinished area, rough-in plumbing for bath, large finished office/bedroom (no closet).