

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

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

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

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

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. Unfinished walkout basement, rough-in plumbing for bath, large finished office/bedroom (no closet). \$40,000 BC HOUSING SUITE INCENTIVE INTRODUCED!!