

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	35
Lot Area: (sq.ft.)	7,411.00	Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,130.37
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	009-651-225

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Metal	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	
Complex / Subdiv:	SOMERSET
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 35, PLAN NWP76796, DISTRICT LOT 223, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp.

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

Finished Floor (Main):	1,174 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	Bsmt	3	No
Finished Floor (Bsmt):	996 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,170 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,170 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

NOT A DRIVEBY! TOTALLY UPDATED basement entry WITH GORGEOUS SUITE situated on private 7411 sq ft lot in popular Somerset! Main flr offers bright living rm w/vaulted ceilings & gas FP, kitchen w/white cabinets, new S/S appliances & sunny eating area, den(could be 3rd bdrm),big master bdrm w/W/I closet, spacious 5pce bath w/soaker tub & sep shower. Basement boasts beautiful 1 bdrm suite with S/S appliances, Quartz counters & 3pc bath. Flex rm in garage could be gym/office/playroom! Numerous updates incl. furnace, central A/C, 65 gal HW tank, Pex plumbing, main water line, concrete driveway/sidewalk. Fully fenced south facing backyard made for entertaining w/2 decks & patio! Shed & bonus storage under lower deck! Close to all amenities, shopping, recreation & WC Express!