

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	35
<b>Lot Area: (sq.ft.)</b>	7,411.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,130.37
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	009-651-225

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<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>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	SOMERSET
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 35, PLAN NWP76796, DISTRICT LOT 223, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	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	Den	12'1 x 9'9	Bsmt	Kitchen	14'7 x 8'5
Main	Bedroom	11'3 x 9'10			
Main	Primary Bedroom	12'2 x 15'4			
Bsmt	Bedroom	18'4 x 11'7			

<b>Finished Floor (Main):</b>	1,174 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	996 sqft	<b># Of Levels:</b>	2	Below	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite			
<b>Finished Floor (Total):</b>	2,170 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,170 sqft	<b>Beds In Bsmt:</b>	1 / 3			
		<b># Of Pets:</b>				

STOP THE CAR & COME SEE this TOTALLY UPDATED basement entry WITH 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!