

Depth/Size (ft):	121.6	Bedrooms:	5	Approx. Year Built:	1986
Frontage (ft):	49.40	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	6,050.00	Full Baths:	2	Zoning:	R558
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,611.98
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-691-434

Style of Home:	Basement Entry	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 293, PLAN NWP61230, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities: Swirpool/Hot Tub

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'2 x 12'9	Bsmt	Bedroom	13'1 x 9'5
Main	Kitchen	13'6 x 9'5	Bsmt	Bedroom	13'1 x 9'1
Main	Primary Bedroom	11'6 x 12'8	Bsmt	Laundry	8'2 x 6'4
Main	Bedroom	11' x 9'11			
Main	Bedroom	11' x 8'9			
Bsmt	Foyer	10' x 7'8			
Bsmt	Recreation Room	21'2 x 13'1			

Finished Floor (Main):	1,100 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	923 sqft	Suite:	None	Bsmt	2	No
Finished Floor (Total):	2,023 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,023 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Plenty of living configuration options available in this bright 5-bed, 3 bath family home in a quiet family neighborhood minutes from downtown, schools of all levels, leisure centre parks (incl. off-leash dog park; lacrosse, tennis & basketball courts) and highway access. Spacious rooms throughout; master with ensuite. Large basement rec room leads out to fully fenced back yard with fantastic partially covered entertainment deck complete with deluxe therapeutic hot tub and charming built-in pond feature. Front yard features vibrant blossoms in season and back yard has established fruit trees (plums & cherries). Recent updates include: new flooring in all bedrooms and downstairs (2021); new fridge & hot water tank (2023) microwave (2021) and deck & hot tub (2019).