

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	3	Age:	7
Lot Area:		Full Baths:	2	Zoning:	RT-2D
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$4,480.41
Rear Yard Exp:	North			For Tax Year:	2023
View:				P.I.D.:	029-480-043

Style of Home:	Other	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board	Parking Access:	Lane
Foundation:		Parking:	Garage; Single,Open
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Other	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 212, PLAN EPP35804, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & PT OF THE FORESHORE & BED OF ANNACIS CHANNEL OF FRASER RIVER & DYKE RESERVE
Amenities:	
Site Influences:	Adult Oriented,Private Yard
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Microwave,Security System,Smoke Alarm
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty Westmar

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 14'	Above	Bedroom	9'6 x 11'6
Main	Dining Room	11' x 10'			
Main	Kitchen	8'6 x 10'10			
Main	Family Room	9'6 x 12'			
Main	Nook	9' x 7'8			
Above	Primary Bedroom	10' x 13'			
Above	Bedroom	8'3 x 10'			

Finished Floor (Main):	776 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	774 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,550 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl,None			
Grand Total:	1,550 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

NO STRATA FEES!!! Don't miss your chance to own this beautiful row home located in central Queensborough (Port Royal). This well kept 1550 sq/ft approximate of living space rowhome offers 3 bed 3 bath. Only 7 years old this home just had some recent renovations done including kitchen, countertops, cabinets, hardwood flooring, carpet, A/C, turf front and back yard. Your future home offers a single car garage and 1 single car carport on a lane access. Enjoy evening walks along the Fraser river boardwalk, take 7 minute Q2Q ferry ride to the Quay and enjoy many restaurants and amenities. Call today for private viewing. Open House: Open House: Saturday May 4,1:00-3:00