

Depth/Size (ft):	133	Bedrooms:	3	Approx. Year Built:	1981
Frontage (ft):	80.00	Bathrooms:	3	Age:	43
Lot Area: (sq.ft.)	10,245.00	Full Baths:	2	Zoning:	SRS
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,255.65
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	005-753-180

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Side
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 35, PLAN NWP59478, DISTRICT LOT 276, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Jetted Bath tub,Smoke Alarm

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'11 x 6'5	Main	Utility	8'11 x 4'10	Above	Bedroom	9'9 x 9'1
Main	Dining Room	17'2 x 13'2	Above	Primary Bedroom	17'9 x 17'4	Above	Bedroom	13'5 x 9'7
Main	Living Room	18'5 x 16'10	Above	Walk-In Closet	7'6 x 7'3	Above	Den	12'1 x 9'8
Main	Kitchen	12'10 x 10'						
Main	Eating Area	12'10 x 7'8						
Main	Family Room	21'10 x 11'9						
Main	Laundry	8'11 x 8'6						

Finished Floor (Main):	1,476 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,249 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):	2,725 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl,None			
Grand Total:	2,725 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Opportunity is knocking to own this beautiful custom built home with impeccable 2x6 quality construction in pristine condition by the original owners located on a large 10,245 square foot gorgeous lot with incredible street appeal in a desirable high end neighborhood of picturesque homes. Features include 3 beds, plus a den or 4th bedroom, 3 baths, and oversized double garage with lots of parking. Many updates include the plumbing, upgraded insulation, high efficiency furnace, preserved shake roof, gutters, windows, french doors with tempered glass, hot tub r-i under patio. This home is entertainers dream and offers too many extras to mention. This is the dream home that you have been waiting for. Call today before it's too late!