

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1964
Frontage (ft):	60.00	Bathrooms:	2	Age:	60
Lot Area: (sq.ft.)	8,280.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,515.50
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	010-215-859

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board	Parking Access:	Front,Lane
Foundation:		Parking:	Carport; Single,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	BIRCHLAND MANOR
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 14, PLAN NWP21046, SECTION 6, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Marina Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Fireplace Insert
Bylaw Restrict:	
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'1 x 13'2	Below	Family Room	16'1 x 12'8
Main	Dining Room	6'3 x 9'2	Below	Recreation Room	14'9 x 12'7
Main	Kitchen	11'8 x 11'3	Below	Laundry	14'0 x 11'3
Main	Primary Bedroom	11'7 x 13'2	Below	Foyer	6'9 x 11'1
Main	Bedroom	10'5 x 8'9			
Main	Bedroom	8'4 x 13'2			
Below	Bedroom	10'1 x 8'7			

Finished Floor (Main):	1,143 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	853 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,996 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	173 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,169 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Your next family home is in Birchland Manor. A large 8280 sq ft flat Lot in a family friendly & welcoming neighborhood. All living spaces are on a grand scale, cozy space for everyone in the family. Over 1100 sq ft of deck & patio entertaining spaces up & down. Carport + 465 sq ft Double Detached Garage/Shop of laneway. The entry level floor could easily be turned into an income or in-law suite with separate entry, separate bed + bath, living room & laundry space. Full list of updates available (A/C, newer roof, siding, windows, kitchen, bathrooms, flooring, paint, heating, HW tank & more) Walk to transit & schools. Surrounded beautiful parks, recreation, shopping & amenities.