

<b>Depth/Size (ft):</b>	122.00	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1971
<b>Frontage (ft):</b>	24.75	<b>Bathrooms:</b>	2	<b>Age:</b>	53
<b>Lot Area: (sq.ft.)</b>	3,020.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM4
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,518.65
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	014-603-756

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - 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	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 11, BLOCK 72, PLAN VAP1489, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, & PL 1771
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Lane Access,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Refrigerator,Stove
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'6 x 8'1	Bsmt	Recreation Room	18'2 x 10'8
Main	Eating Area	8'11 x 6'5	Bsmt	Primary Bedroom	15'2 x 8'9
Main	Living Room	19'5 x 15'7	Bsmt	Bedroom	15'1 x 9'1
Main	Dining Room	17'11 x 10'10	Bsmt	Laundry	14'6 x 7'2
Main	Bedroom	13'7 x 9'13	Bsmt	Storage	5'11 x 5'10
Main	Bedroom	13'7 x 9'3			
Bsmt	Family Room	15' x 14'9			

<b>Finished Floor (Main):</b>	1,102 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,038 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,140 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,140 sqft	<b>Beds In Bsmt:</b>	2 / 4			
		<b># Of Pets:</b>				

Discover lovely well-maintained 3 Bd 2 Bath home close o Trout Lake. Enjoy your future and your city here! Home ' s many feat res and benefits include the following: Home has SUITE potential; Close to Sky train Bus; Elementary School; Trout Lake Community Centre; High School.