

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

Style of Home:	Basement Entry	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Rear
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

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

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

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.