

<b>Depth/Size (ft):</b>	141	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>	31.00	<b>Bathrooms:</b>	6	<b>Age:</b>	2
<b>Lot Area: (sq.ft.)</b>	4,371.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RQ-1
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$6,450.55
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-229-553

<b>Style of Home:</b>	2 Storey,2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	Other	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Patio(s),Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Mountain, City, River
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 17, PLAN EPP69724, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Private Setting,Private Yard,Recreation Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Security System,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Macdonald Realty Westmar

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 14'9	Main	Patio	7'1 x 6'9	Above	Patio	13'10 x 12'2
Main	Dining Room	11'3 x 10'6	Above	Primary Bedroom	13'4 x 14'4	Above	Bedroom	11'1 x 9'0
Main	Family Room	11'3 x 16'8	Above	Bedroom	9'10 x 10'5	Above	Bedroom	9'5 x 11'0
Main	Kitchen	10'5 x 22'9	Main	Bedroom	11'6 x 12'3	Main	Living Room	14'3 x 6'1
Main	Pantry	4'8 x 5'5	Above	Laundry	8'2 x 5'5	Main	Kitchen	14'5 x 8'8
Main	Bedroom	9'1 x 8'9	Above	Walk-In Closet	8'0 x 5'11			
Main	Foyer	6'4 x 8'9	Main	Patio	22'6 x 12'0			

<b>Finished Floor (Main):</b>	1,468 sqft	<b># Of Rooms:</b>	19	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,383 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	5	Yes
<b>Finished Floor (Total):</b>	2,851 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,Fully Finished,Separate Entry	Above	4	No
<b>Grand Total:</b>	2,851 sqft	<b>Beds In Bsmt:</b>	0 / 6	Above	4	No
		<b># Of Pets:</b>				

Welcome to 124 Howes St. This beautiful 2 year old home is centrally located in Queensborough. This well built custom home is approximate 2850 sq/ft of living space on a 4371 sq/ft lot. Home offers 6 bedrooms 6 bath with a 2 bedroom rental suite to help with mortgage. Located on a beautiful tree lined street and with partial river views this home is a must see. With many features such as S/S appliances, A/C, HRV, Radiant heating, 2 way electric fireplace, built in Vacuum, walk-in pantry, tiles thru out mail floor, hardwood upstairs, Turf grass, fully stucco exterior, Glass railings, Big detached garage off lane access. Huge patio, and much more. Enjoy evening walks along the Fraser river, close to shopping ,schools ,transit and much more. Open House: Saturday May 4, 2:30-4:00