

Depth/Size (ft):	0.00	Bedrooms:	4	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	4	Age:	17
Lot Area: (sq.ft.)	4,000.00	Full Baths:	3	Zoning:	RS
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,014.20
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	026-501-031

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 49, PLAN BCP21001, SECTION 25, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Garage Door Opener,Security System,Smoke Alarm,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Coldwell Banker Prestige Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'6 x 8'11	Above	Bedroom	10'0 x 12'11
Main	Den	10'0 x 10'1	Above	Walk-In Closet	9'2 x 6'6
Main	Dining Room	10'1 x 14'2	Bsmt	Kitchen	13'4 x 9'4
Main	Living Room	13'9 x 18'0	Bsmt	Living Room	11'11 x 13'7
Main	Foyer	3'11 x 6'9	Bsmt	Dining Room	13'7 x 9'0
Above	Bedroom	18'0 x 13'2	Bsmt	Bedroom	12'1 x 12'3
Above	Bedroom	11'9 x 9'7	Bsmt	Utility	12'3 x 7'6

Finished Floor (Main):	943 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	970 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	371 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	921 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	3,205 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,205 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

One of a kind home in Willoughby Heights! Centrally located, walking distance to schools & transit, 3 bedrooms up, custom studio/office on main & updates throughout, massive back yard, this home will not disappoint! Updates include - main kitchen 2017 | bsmnt kitchen 2022 | AC 2022 | tankless hot water 2023 | furnace 2023 | powder room 2024 | low maintenance yard w/ pet pro turf, covered & heated patio 2021 | heated/insulated garage can be used as office/flex space w/ custom built-ins, workspace & motorized screen 2021 | EV charger rough-in | smart locks. Over 200k in renos, no expense spared! Self contained 1 bdrm suite operates as an AIRBNB with potential revenue 30k-60k/yr. Option to purchase AIRBNB furnished. This home is move-in ready, MUST see in person! Easy to show!