

Depth/Size (ft):	160.3	Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):	134.60	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	13,939.00	Full Baths:	3	Zoning:	RH-G
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,833.47
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	005-572-541

Style of Home:	3 Level Split	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	SULLIVAN STATION
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 62 SECTION 11 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 57288
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 11'11	Below	Laundry	6'4 x 10'11	Above	Walk-In Closet	5'11 x 5'5
Main	Foyer	5'0 x 6'0	Below	Patio	20'0 x 30'8			
Main	Eating Area	6'3 x 12'10	Below	Workshop	9'7 x 15'6			
Main	Kitchen	9'3 x 13'2	Below	Storage	7'8 x 11'4			
Main	Dining Room	11'5 x 10'10	Above	Primary Bedroom	11'11 x 14'8			
Below	Family Room	25'10 x 14'10	Above	Bedroom	11'0 x 11'2			
Below	Bedroom	11'7 x 10'11	Above	Bedroom	11'0 x 11'2			

Finished Floor (Main):	1,421 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	743 sqft	# Of Kitchens:	1	Below	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	2,164 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,164 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Hard to find 4 bedroom split level home on HUGE 13,939 sq ft lot in prestigious Sullivan Station. Downstairs office or bedroom has updated 3 piece bathroom with suite potential. Generously sized flex room off kichen opening onto covered back patio with 2 natural gas outlets; perfect for entertaining. Fully fenced, large private rear yard BACKS ONTO QUIET GREENSPACE. Extra long, level driveway for up to 8 cars plus RV/Boat storage area. Spacious garage, additional wired workshop and bonus storage shed. Upgrades include Navien tankless water heater, double pane vinyl windows, 2 high efficient gas fireplaces and new security system. Central location with easy access to major commuter routes. Close to parks, transit and schools.