

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>	82.00	<b>Bathrooms:</b>	3	<b>Age:</b>	38
<b>Lot Area: (sq.ft.)</b>	7,841.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1A
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,643.58
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-969-331

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 8 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - 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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 3, PLAN NWP69988, DISTRICT LOT 385, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Private Setting,Private Yard,Treed
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 13'1	Above	Bedroom	13'5 x 10'1
Main	Dining Room	13'1 x 8'10	Above	Bedroom	11'4 x 9'11
Main	Kitchen	11'7 x 9'9			
Main	Bedroom	13'2 x 9'1			
Main	Foyer	5'9 x 3'4			
Above	Primary Bedroom	13'2 x 17'2			

<b>Finished Floor (Main):</b>	860 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	846 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	1,706 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,706 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Private backyard, with gazebo, shop, and tons of parking for RV and boat. Nice gazebo out back, and the backyard is fenced and treed, for complete privacy from neighbours. The house itself has all new vinyl plank flooring, skylight, and a well laid-out floorplan, with the laundry room upstairs with the bedrooms. Located on a small cul-de-sac on the quiet end of the city, with views of Mt Cheam and Mt Woodside, this house is in a beautiful location.