

Depth/Size (ft):	95 (approx)	Bedrooms:	3	Approx. Year Built:	1965
Frontage (ft):	75.00	Bathrooms:	2	Age:	59
Lot Area: (sq.ft.)	7,157.00	Full Baths:	1	Zoning:	R558
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,281.29
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	014-486-016

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 3 - Covered: 1
Construction:	Other	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 1 DISTRICT LOT 1 GROUP 3 NEW WESTMINSTER DISTRICT PLAN 82201

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 16'11	Bsmt	Bar Room	5'1 x 12'4
Main	Dining Room	9'2 x 10'1	Bsmt	Laundry	11'10 x 9'11
Main	Kitchen	10'5 x 13'6	Bsmt	Utility	6'1 x 6'9
Main	Primary Bedroom	11'9 x 11'9	Bsmt	Foyer	7'10 x 9'8
Main	Bedroom	9'10 x 10'3			
Main	Bedroom	11'9 x 8'11			
Bsmt	Family Room	17'6 x 16'7			

Finished Floor (Main):	1,120 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	804 sqft	# Of Levels:	2	Bsmt	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,924 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,924 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

CUL DE SAC. One of the finest locations in town! Situated on a private street just a stone's throw from Fraser River Heritage Park sits this lovely traditional basement home. On the main floor is oak hardwood with walnut inlay. Lovely view of the River, Mount Baker and beyond. 3 bedrooms up. On the lower level, you will find a large family room with a bar, full bathroom and laundry. Single enclosed garage. BACKYARD OASIS. Totally private with an in-ground SWIMMING POOL! CENTRAL AIR CONDITIONING. Vinyl windows 2009.