

Depth/Size (ft):	120	Bedrooms:	6	Approx. Year Built:	2008
Frontage (ft):	60.00	Bathrooms:	5	Age:	16
Lot Area: (sq.ft.)	7,200.00	Full Baths:	4	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,492.09
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	000-537-446

Style of Home:	2 Storey w/Bsmt.,Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Concrete Frame	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt,Fibreglass	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 451, PLAN NWP114, DISTRICT LOT 279, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): RA Realty Alliance Inc., eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 11'4	Main	Bedroom	11' x 10'6	Below	Bedroom	11' x 11'
Main	Kitchen	14' x 11'	Main	Bedroom	11'6 x 11'	Below	Kitchen	0' x 0'
Main	Dining Room	13'4 x 12'	Main	Walk-In Closet	8' x 7'	Below	Living Room	27' x 21'
Main	Family Room	19'6 x 13'	Main	Laundry	0' x 0'	Below	Utility	8' x 7'
Main	Eating Area	11' x 8'	Below	Foyer	11' x 9'			
Main	Primary Bedroom	16' x 13'	Below	Recreation Room	21' x 13'			
Main	Bedroom	11' x 11'	Below	Bedroom	13'6 x 11'4			

Finished Floor (Main):	2,063 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,682 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	2	No
Finished Floor (Total):	3,745 sqft	Crawl/Bsmt Height:	6'	Below	4	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Full	Below	4	No
Grand Total:	3,745 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Welcome to this beautiful 6 bed, 5 bath home nestled on a secluded street, offering a secure haven for children to play outdoors. The expansive front and rear covered decks are ideal for hosting gatherings. The spacious kitchen, complete with an island, pantry, and ample countertop space, ensures effortless meal preparation. The Master Bedroom features a luxurious en-suite with a jetted tub for unparalleled relaxation. 2 of the 4 bedrooms upstairs share a Jack and Jill bath, with an extra full bath. Crown moldings, laminate flooring, and abundant windows throughout. The large 2-bedroom suite with separate entrance serves as a perfect mortgage helper. Ample parking with space for an RV. Easy access to Golden Ears Bridge, Lougheed Hwy, hopping, and public transit.