

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

|                         |                                 |                         |                       |
|-------------------------|---------------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 2 Storey w/Bsmt.,Basement Entry | <b>Parking:</b>         | Total: 4 - Covered: 2 |
| <b>Construction:</b>    | Concrete Frame                  | <b>Covered Parking:</b> | 2                     |
| <b>Exterior:</b>        | Vinyl                           | <b>Parking Access:</b>  | Front                 |
| <b>Foundation:</b>      |                                 | <b>Parking:</b>         | Garage; Double        |
| <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>    | Hot Water                       | <b>Property Disc:</b>   | Yes                   |
| <b>Outdoor Area:</b>    | Patio(s) & Deck(s)              | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt,Fibreglass              | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Laminate,Wall/Wall/Mixed        | <b>Fixtures Rmvd:</b>   | 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 |       |             |            |

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

Welcome to this Beautiful 6 Bed 5 Bath Home. Nestled on a generous 7200 sqft lot, this property features a massive driveway, expansive front entrance deck, and a covered outdoor deck, providing the ultimate setting for entertainment and relaxation. Step into the vast interior of this home, offering a wealth of living space that promises endless possibilities. The spacious master bedroom highlights a luxurious en-suite with a jetted tub, with 2 of 3 additional bedrooms sharing a Jack and Jill bath. With crown moldings, laminate floors, and stylish metal spindles throughout. Large 2 Bedroom suite is a perfect MORTGAGE HELPER. Don't miss your chance to own this impressive home. Open House May 5, Sun from 2-4 pm.