

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1980
Frontage (ft):	77.42	Bathrooms:	5	Age:	44
Lot Area (sq.ft.):	7,255.00	Full Baths:	4	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,732.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	005-691-427

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Other	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : boundary bay and sunset

Mgmt. Company:

Complex / Subdiv: Royal York

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

Legal: LOT 851,PLAN NWP58671, SECTION 23, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT

Amenities: Wheelchair Access

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Refrigerator,Storage Shed,Stove,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'10 x 7'11	Main	Laundry	6'10 x 5'6	Above	Solarium	10'4 x 7'6
Main	Living Room	17'11 x 15'3	Above	Bedroom	11'10 x 9'10			
Main	Dining Room	12'6 x 11'1	Above	Bedroom	10'5 x 9'6			
Main	Family Room	14'6 x 10'6	Above	Bedroom	9'10 x 9'6			
Main	Living Room	19'11 x 14'7	Above	Primary Bedroom	15'5 x 13'11			
Main	Kitchen	10'0 x 9'7	Above	Walk-In Closet	6'0 x 4'7			
Main	Bedroom	15'4 x 12'1	Above	Study	9'10 x 7'8			

Finished Floor (Main):	2,107 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,141 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	3	Yes
Finished Floor (Total):	3,248 sqft	Crawl/Bsmt Height:	4'	Above	4	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Separate Entry	Above	4	Yes
Grand Total:	3,248 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome to your new home in the coveted Royal York neighborhood of North Delta! This is its first time being on the multiple listing system. It boasts 5 bedrooms, 4 full bathrooms, and 1 half bath, spread over a spacious 3200 sqft. The layout is simply spectacular, featuring a side in-law suite complete with its own private outdoor space, perfect for guests or extended family. Enjoy blissful moments in the tranquil, sunlit south-facing landscaped backyard, complete with a large deck for outdoor entertaining. Bright and airy, the home is flooded with natural light streaming through numerous windows. With a large driveway for ample parking, this home offers both luxury and practicality. Don't miss this opportunity to live in one of Delta's most sought-after neighborhoods!