

Depth/Size (ft):	393.7	Bedrooms:	3	Approx. Year Built:	1959
Frontage (ft):	220.00	Bathrooms:	3	Age:	65
Lot Area: (Acres)	1.60	Full Baths:	2	Zoning:	RU-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,216.35
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	009-104-364

Style of Home:	Basement Entry,Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Brick,Concrete Block	Covered Parking:	2
Exterior:	Brick	Parking Access:	Side
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	Yes

View:	Yes : Pastoral & River
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT B, PLAN NWP22460, SECTION 11, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Golf Course Nearby,Private Setting,Private Yard,Rural Setting,Treed,Waterfront Property
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Free Stand F/P or Wdstove,Garage Door Opener,Water Treatment,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'11 x 4'8	Below	Bedroom	11'7 x 8'1
Main	Kitchen	16'8 x 8'3	Below	Laundry	10'7 x 8'9
Main	Pantry	6'1 x 3'3	Below	Bedroom	13'9 x 10'8
Main	Primary Bedroom	17'10 x 11'11	Below	Recreation Room	10'9 x 20'11
Main	Living Room	14'5 x 13'4	Below	Gym	9'4 x 12'0
Main	Dining Room	11'0 x 11'4	Below	Mud Room	10'4 x 12'0
Main	Office	8'0 x 11'11	Below	Utility	9'11 x 5'1

Finished Floor (Main):	1,307 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,310 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Below	4	No
Finished Floor (Total):	2,617 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,617 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Quality workmanship is evident in this amazing "Craftsman Style" home with frontage on the beautiful Coghlan Creek. Stunning country kitchen w/travertine floors, marble counters, alder cabinets, walk-in pantry & s/s appliances with gas stove. Tons of quality woodwork throughout, plank flrg, flat ceilings w/crown mouldings. Gorgeous antique styled main bath. Primary bdrm on main with European style ensuite & private access to 37' x 22' sundeck. Fully finished bsmt w/sep entrance could be suited. Extensive use of Georgian white oak in bdrm w/built-in Murphy bed. The quality & heritage theme flows throughout this amazing home. Outside is just as beautiful with gardens, fruit & ornamental trees. A complete list of upgrades including mechanical is available.