

<b>Depth/Size (ft):</b>	110.12	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	60.08	<b>Bathrooms:</b>	3	<b>Age:</b>	35
<b>Lot Area: (sq.ft.)</b>	6,622.55	<b>Full Baths:</b>	3	<b>Zoning:</b>	R558
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,372.16
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	005-291-046

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed,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>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s),Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 474 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 55153
<b>Amenities:</b>	Swirlpool/Hot Tub
<b>Site Influences:</b>	
<b>Features:</b>	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Fireplace Insert,Hot Tub Spa/Swirlpool
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'5	Bsmt	Storage	11'8 x 10'8
Main	Kitchen	13'5 x 11'9	Bsmt	Laundry	20'2 x 11'8
Main	Dining Room	9' x 9'			
Main	Primary Bedroom	12'3 x 12'			
Main	Bedroom	12'5 x 9'			
Main	Bedroom	12'1 x 9'3			
Bsmt	Recreation Room	10'8 x 20'3			

<b>Finished Floor (Main):</b>	1,150 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	880 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,030 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,030 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Explore this well-maintained 3-bedroom, 3-bathroom home with a bright kitchen. The basement offers ample storage and workshop space. The garage can serve as additional workshop or parking. Enjoy the spacious south-facing patio featuring a BBQ/lounge area, hot tub, and garden—a sun-lover's paradise. Don't miss out—schedule your viewing today! Close to Transit and amenities nearby.