

Depth/Size (ft):	68.24	Bedrooms:	4	Approx. Year Built:	1991
Frontage (ft):	98.10	Bathrooms:	3	Age:	33
Lot Area: (sq.ft.)	6,694.34	Full Baths:	2	Zoning:	R-18
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,788.25
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	016-248-074

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : MOUNTAINS AND GREENWAY
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 40, PLAN NWP86009, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 17'7	Above	Primary Bedroom	13'3 x 15'11
Main	Dining Room	12'8 x 9'3	Above	Walk-In Closet	6'2 x 5'0
Main	Family Room	12'11 x 11'6	Above	Bedroom	11'1 x 9'9
Main	Eating Area	7'7 x 7'4	Above	Bedroom	9'9 x 10'7
Main	Kitchen	8'7 x 10'7	Above	Bedroom	11'2 x 9'0
Main	Laundry	8'5 x 8'1			
Main	Foyer	7'5 x 7'4			

Finished Floor (Main):	1,107 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	967 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,074 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,074 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

This renovated beauty offers 2074 sq ft w/ 4 bdrms, 3 bthrms all on a large 6694 sq ft lot. Freshly painted, beautifully designed & decorated w/ tons of updates! Traditional floor plan, w/ lots of custom millwork, formal living & dining rm w/ coffered ceiling. Stunning white kitchen w/ large sit around island, loads of cabinetry & S/S appliances inc gas range! Step out to the covered deck to barbeque year round & look out at your large private yard. Head up to the 4 bdrms & flex space~ perfect for family computer station or if working from home. Primary retreat is massive w/ gorgeous updated spa like ensuite & walk in closet w/ builtins. Spot to park your RV/ boat! Great family friendly street w/ neighbours only on one side for privacy. Fabulous schools, shopping, rec, & parks all near!