

Depth/Size (ft):	125	Bedrooms:	5	Approx. Year Built:	1962
Frontage (ft):	60.04	Bathrooms:	3	Age:	62
Lot Area: (sq.ft.)	7,500.00	Full Baths:	2	Zoning:	RS3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,449.00
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	007-769-181

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 85 BLOCK K WESTLYNN PLAN 10928

Amenities: Garden,In Suite Laundry

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

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage Sussex

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'3 x 5'0	Above	Bedroom	15'9 x 12'10
Main	Living Room	15'5 x 13'7	Above	Bedroom	15'9 x 12'11
Main	Family Room	15'10 x 12'2	Above	Bedroom	9'10 x 10'2
Main	Dining Room	12'0 x 16'0	Above	Bedroom	10'1 x 10'2
Main	Kitchen	9'1 x 14'7	Above	Walk-In Closet	8'1 x 8'1
Main	Eating Area	12'2 x 6'8			
Above	Primary Bedroom	11'8 x 18'1			

Finished Floor (Main):	1,287 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,413 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	2,700 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,700 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome to your dream home nestled in the heart of Westlynn Terrace! This stunning 5-bedroom home radiates warmth & comfort, offering a spacious sanctuary for you & your family. Close to picturesque trails & creeks, this home is a haven for nature enthusiasts. The main living space has a natural flow with 2 large living spaces, cozy gas fireplace & dining room, with private kitchen. Sets of french doors lead to the expansive SOUTH facing yard & patio. This is the ideal spot for soaking up the sun & enjoying views of the beautiful yard. Listen to the tranquil pond or tend to the veggie garden while the kids play! All 5 bdrms are situated upstairs, plenty of room for guests, home office, hobby room, or growing family. Experience West Coast living in this bright & charming Lynn Valley home!