

<b>Depth/Size (ft):</b>	106.9	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>	55.88	<b>Bathrooms:</b>	3	<b>Age:</b>	30
<b>Lot Area: (sq.ft.)</b>	5,974.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RES
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,732.39
<b>Rear Yard Exp:</b>	No			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	018-921-337

<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>	Mixed,Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<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 2 SECTION 13 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN LMP18057
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Paved Road,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Living Room	12'2' x 18'3'	<b>Below</b>	Family Room	15'3' x 17'10'	<b>Main</b>	Walk-In Closet	6'8' x 5'6'
<b>Main</b>	Dining Room	10'11' x 13'1'	<b>Below</b>	Other	17'5' x 8'4'			
<b>Main</b>	Family Room	12'9' x 17'10'	<b>Below</b>	Laundry	13'11' x 7'3'			
<b>Main</b>	Primary Bedroom	14'5' x 11'6'	<b>Below</b>	Bedroom	11'11' x 12'0'			
<b>Bsmt</b>	Bedroom	10'3' x 11'11'	<b>Below</b>	Bedroom	9'9' x 11'11'			
<b>Main</b>	Bedroom	9'11' x 11'11'	<b>Below</b>	Bedroom	8'11' x 13'3'			
<b>Main</b>	Kitchen	17'5' x 16'1'	<b>Below</b>	Foyer	12'3' x 6'1'			

<b>Finished Floor (Main):</b>	1,798 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,299 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	3	No
<b>Finished Floor (Total):</b>	3,097 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Separate Entry			
<b>Grand Total:</b>	3,097 sqft	<b>Beds In Bsmt:</b>	1 / 6			
		<b># Of Pets:</b>				

Great family home in Popular Quiet Hockaday neighbourhood! 6 bedrooms & 3 bathrooms. Many recent updates including: Exterior paint, extended deck (w/permits)/new gas line, kitchen reno 2023, furnace & HW tank 2021, flooring in kitchen, lighting, countertops, main floor bath, downstairs new shower in bath, new carpets downstairs. Cozy family room with gas fireplace and formal dining room too. There is room here for everyone w/ over 3000 square feet! Yard is lovely, with garden beds and mature landscaping. East exposure and lovely expanded sundeck. Short drive to shopping, aquatic center, skytrain station, trails, and much more. Great school catchments too-Ecole Nestor Elem and Pinetree Secondary.