

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	1968
Frontage (ft):	60.00	Bathrooms:	3	Age:	56
Lot Area: (sq.ft.)	6,000.00	Full Baths:	1	Zoning:	RD3
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$4,272.65
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	006-747-531

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

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 245 SECTION 36 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 32544

**Amenities:**

**Site Influences:** Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'1 x 9'8	Above	Bedroom	11'4 x 9'4
Main	Living Room	21'2 x 13'2	Above	Primary Bedroom	12'1 x 11'8
Main	Dining Room	11'1 x 8'1	Above	Walk-In Closet	6'9 x 3'7
Main	Kitchen	6'6 x 9'10	Above	Bedroom	10'8 x 9'5
Main	Eating Area	13'2 x 7'8	Above	Bedroom	10'1 x 7'10
Main	Office	12'0 x 10'7			
Main	Laundry	6'5 x 4'10			

Finished Floor (Main):	942 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	749 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	2	No
Finished Floor (Total):	1,691 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,691 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Meticulously maintained , 4 BED 3 BATH (1Full+2Half Bath) home in centrally located Annieville. Sit outside and take in the beauty of nature with gorgeous, well-designed, mature gardens everywhere you look. Many thoughtful updates to the home throughout the years include renovated kitchen (shaker style cabinets, granite countertops, stainless steel appliances), hot water tank (2023), furnace (2020), roof (2015), siding/soffits/fascia boards/gutters have been replaced, gas fireplace, and more! Bring your fussiest buyer! Convenient & central location close to transit, shopping, recreation, schools and easy access to major routes such as HWY 17/NORDEL Way.