

Depth/Size (ft):	119.41	Bedrooms:	5	Approx. Year Built:	1993
Frontage (ft):	34.06	Bathrooms:	3	Age:	31
Lot Area: (sq.ft.)	4,080.00	Full Baths:	3	Zoning:	RS1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,828.23
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	007-498-551

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front,Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Vinyl/Linoleum	Fixtures Rmvd:	No

View: Yes : Mountain

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 102, BLOCK 3, PLAN NWP2134, DISTRICT LOT 479, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Recreation Nearby,Shopping Nearby

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

Bylaw Restrict:

Listing Broker(s): Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 14'11	Main	Bedroom	9'7 x 9'	Below	Foyer	7'1 x 3'8
Main	Dining Room	13'6 x 9'11	Below	Living Room	13'8 x 13'5			
Main	Kitchen	10' x 10'10	Below	Dining Room	13'8 x 7'9			
Main	Eating Area	11'2 x 8'9	Below	Kitchen	10'2 x 7'			
Main	Family Room	11'2 x 13'2	Below	Laundry	9'5 x 5'11			
Main	Primary Bedroom	11'11 x 12'2	Below	Bedroom	9'5 x 10'1			
Main	Bedroom	9'7 x 10'	Below	Bedroom	9'5 x 11'5			

Finished Floor (Main):	1,509 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	1,139 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,648 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,648 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Rare opportunity for investors holding a valuable property in a potential developing Glenwood area! Featuring a 3 bedroom suite upstairs and a 2 bedroom in-law suite below with separate entrance. Upstairs has large living room, dining room, spacious kitchen/eating area and a covered deck off the family room. Recent updates include paint, flooring, brand new kitchen as well as new roller blinds. Great location with easy access to schools, shopping, restaurants, Rec Centre, PoCo trails and public transit yet residing at the end of a quiet street! This is a must see! Book a showing today! Open House May 19 Sun 2-4PM