

Depth/Size (ft):	64.3	Bedrooms:	4	Approx. Year Built:	1974
Frontage (ft):	124.02	Bathrooms:	3	Age:	50
Lot Area: (sq.ft.)	7,872.00	Full Baths:	3	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,877.28
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	006-724-884

Style of Home:	Basement Entry	Parking:	Total: 10 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Mixed,Stone,Stucco	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Masson Heights
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 193 SECTION 34 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 43315
Amenities:	Air Cond./Central,Garden,Storage,Workshop Attached
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 14'	Main	Den	13'8 x 11'2
Main	Dining Room	11'7 x 9'4	Main	Laundry	10'3 x 6'
Main	Kitchen	15'2 x 11'7	Below	Recreation Room	26'5 x 15'6
Main	Primary Bedroom	13'8 x 11'2	Below	Bedroom	11'1 x 10'9
Main	Walk-In Closet	5' x 4'6	Below	Utility	11'1 x 6'6
Main	Bedroom	11'2 x 10'6	Below	Foyer	9'8 x 5'6
Main	Bedroom	10'6 x 9'			

Finished Floor (Main):	1,561 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	822 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,383 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,383 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

PRICED TO SELL! FANTASTIC RENOVATION OR RETRO LOVERS HOME on a large 7872 sf quiet corner lot in a sought after neighborhood on city water & city sewer! Solid well built 2383 sf 4 bedrm, den & 3 bathrm level entry basement home w/huge oversized 783 sf, 30 ft deep double garage. Loads of parking - room for all your toys & RV. Handyman's dream in need of updating. Excellent building lot. Newer high efficiency furnace, heat pump, central air conditioning & hot water tank. Large wrap around sundeck. Easy inlaw suite. Perfect for buyers w/a vision to customize. Immerse yourself in the tranquility & convenience of this prestigious area w/close proximity to miles of scenic walking & biking trails, rec facilities, dog parks & golf courses. Exceptional opportunity to create your dream home.