

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	63.00	<b>Bathrooms:</b>	3	<b>Age:</b>	45
<b>Lot Area: (sq.ft.)</b>	6,286.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,842.08
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	005-474-965

<b>Style of Home:</b>	4 Level Split	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	Yes

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** 005-474-965 LOT 1139, PLAN NWP56510, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Private Yard,Recreation Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Pantry,Storage Shed,Wine Cooler

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 16'1	Above	Walk-In Closet	6'10 x 8'5
Main	Dining Room	12'6 x 15'1	Above	Bedroom	9'7 x 11'8
Main	Kitchen	9'7 x 12'8	Above	Bedroom	9'2 x 11'2
Main	Eating Area	7'8 x 6'9	Abv Main 2	Office	11'5 x 8'4
Below	Family Room	19'3 x 15'10	Abv Main 2	Bedroom	9'10 x 13'11
Below	Laundry	9'11 x 8'8	Abv Main 2	Walk-In Closet	5'7 x 8'
Above	Primary Bedroom	12'1 x 16'9			

<b>Finished Floor (Main):</b>	1,372 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,207 sqft	<b># Of Kitchens:</b>	1	Below	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	4	Above	5	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	3	No
<b>Finished Floor (Total):</b>	2,579 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,579 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Quality-built, meticulously maintained & beautifully updated family home w/41 years of cherished ownership. Versatile split-level ideal for growing families & work-from-home lifestyles. The main floor's formal living/dining feat. a large bay window, gas fireplace & french doors to back deck. The kitchen shines w/updated cabinets, quartz counters & built-in oven/cooktop. Lovely breakfast nook that leads to a lower family rm w/backyard access. Upstairs, primary bdrm w/deck, walk-in closet & ensuite + 2 additional bdrms & renovated full bath. Upper floor addition incl. 4th bdrm & bright flex rm w/skylight. Home office/nanny suite? Prestigious Pebble Hill Traditional school catchment. One block to Diefenbaker Park for sledding, water park fun & summer movie nights. OPEN HOUSE SAT MAY 4 2-4PM