

Depth/Size (ft):	33.5	Bedrooms:	4	Approx. Year Built:	2000
Frontage (ft):	129.00	Bathrooms:	3	Age:	24
Lot Area: (sq.ft.)	7,976.00	Full Baths:	3	Zoning:	R465
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,964.46
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	024-664-618

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	Yes : Valley and Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 6, PLAN LMP44539, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Cul-de-Sac
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Coldwell Banker Universe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'7 x 12'3	Bsmt	Foyer	10'8 x 6'2
Main	Kitchen	17'2 x 13'1	Bsmt	Bedroom	11'5 x 10'4
Main	Dining Room	15'3 x 9'6	Bsmt	Kitchen	6' x 5'8
Main	Primary Bedroom	14'2 x 12'2	Bsmt	Laundry	6'4 x 5'8
Main	Bedroom	10'3 x 10'4	Bsmt	Storage	8' x 3'1
Main	Bedroom	10'2 x 9'6	Bsmt	Recreation Room	14'4 x 10'4
Bsmt	Den	11'4 x 12'3			

Finished Floor (Main):	1,298 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	985 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,283 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,283 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

This home sounds like a gem! With its spacious layout, updated features, and picturesque views, it's clear that attention to detail and pride of ownership are evident throughout. The renovated kitchen with ample counter space and stainless appliances is sure to be focal point for gatherings, while the cozy gas fireplace adds warmth and charm to the living room. And with the fully finished 1-bedroom suite downstairs, complete with its own separate entry and laundry, there's plenty of flexibility for guests or additional income potential. Plus, the sundeck and private backyard oasis offer the perfect settings for enjoying the beautiful surroundings. It sounds like a dream home indeed!