

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1981
<b>Frontage (ft):</b>	63.82	<b>Bathrooms:</b>	3	<b>Age:</b>	43
<b>Lot Area: (sq.ft.)</b>	6,011.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,895.97
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	005-092-884

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed,Stucco,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas,Wood	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Storm Sewer

**Legal:** LOT 582, PLAN NWP53382, SECTION 26, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Windows - Thermo

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 13'10	Bsmt	Foyer	5'5 x 8'6
Main	Dining Room	10'11 x 11'10	Bsmt	Storage	4' x 4'
Main	Kitchen	11'11 x 11'6	Bsmt	Recreation Room	16'11 x 24'8
Main	Bedroom	11'10 x 10'3	Bsmt	Laundry	13'4 x 11'3
Main	Bedroom	9'6 x 9'5	Bsmt	Storage	6' x 3'
Main	Primary Bedroom	13'1 x 11'6	Bsmt	Workshop	8'9 x 6'1
Main	Patio	13'11 x 9'8			

<b>Finished Floor (Main):</b>	1,199 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	629 sqft	<b>Suite:</b>		Bsmt	4	No
<b>Finished Floor (Total):</b>	1,828 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	1,828 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Open the front door & fall in love! Perfect family starter w/3 large bdrms up & 3 bthrms inc ensuite off Primary. Cheerful natural light w/oversized new windows. New roof & H/W tank. Furnace with Central A/C making summers comfortable. Nothing to do except move in & enjoy! Plenty of room to expand downstairs or realize the potential mortgage helper w/ separate entrance and bathroom ready to go. Quality family time is easy here; Winter days you can curl up to wood burning f/p up or the natural gas f/p down to keep you cozy. BBQ season all year round on large covered deck overlooking private backyard oasis. Tons of storage & a workshop space inside enclosed garage for dad. Prime quiet location Close to fantastic schools, parks, and transit.