

<b>Depth/Size (ft):</b>	132.05	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1966
<b>Frontage (ft):</b>	227.82	<b>Bathrooms:</b>	3	<b>Age:</b>	58
<b>Lot Area: (sq.ft.)</b>	8,970.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,994.77
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	008-983-615

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Concrete Frame,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Other	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Water

**Legal:** LOT 81, PLAN NWP28420, DISTRICT LOT 358, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Private Yard,Shopping Nearby

**Features:** Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 7'4	Bsmt	Recreation Room	18'5 x 12'3
Main	Eating Area	10' x 5'3	Bsmt	Den	10'10 x 13'11
Main	Dining Room	10'8 x 11'	Bsmt	Storage	10'4 x 13'
Main	Living Room	16'3 x 13'11	Bsmt	Workshop	25'5 x 10'5
Main	Primary Bedroom	11'5 x 12'10	Bsmt	Bedroom	9'8 x 12'1
Main	Bedroom	10'11 x 9'8			
Main	Bedroom	12'4 x 10'6			

<b>Finished Floor (Main):</b>	1,328 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	713 sqft	<b>Suite:</b>		Bsmt	3	No
<b>Finished Floor (Total):</b>	2,041 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	417 sqft	<b>Basement:</b>	Full,Separate Entry			
<b>Grand Total:</b>	2,458 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Explore this beautifully designed Airconditioned 4-bed,3-bath home set on a generous 8,970 sq ft flat lot in Central Coq. Perfect for families and entertainers alike, it features a large, private backyard, plenty of parking w/a double carport and extended driveway, and a covered deck for year-round enjoyment. The interior is highlighted by a spacious living room and kitchen, a formal dining room, and a primary suite with a 2-piece ensuite and walk-in closet. The lower level includes a fourth bedroom, ideal for guests or as a home office, alongside a rec room, den, and workshop. Located conveniently near Mundy Park, Poirier Rec Centre, and essential amenities such as schools, shopping, and public transit, this home offers a blend of privacy & accessibility in a family-friendly neighborhood.