

<b>Depth/Size (ft):</b>	120	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1963
<b>Frontage (ft):</b>	56.90	<b>Bathrooms:</b>	3	<b>Age:</b>	61
<b>Lot Area: (sq.ft.)</b>	6,838.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,360.00
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-785-571

<b>Style of Home:</b>	2 Storey,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple,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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

**View:** Yes : Burnaby Mountain

**Mgmt. Company:**

**Complex / Subdiv:** Brentwood Park

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

**Legal:** LOT 67, DISTRICT LOT 126, GROUP 1, NEW WESTMINSTER DISTRICT PLAN 25288

**Amenities:** Shared Laundry

**Site Influences:** Golf Course Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage Northstar Realty (S. Surrey), Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Living Room	17'6 x 14'1	<b>Main</b>	Bedroom	10'8 x 9'10	<b>Below</b>	Laundry	10'10 x 6'6
<b>Main</b>	Dining Room	10' x 9'2	<b>Main</b>	Foyer	5'8 x 5'4	<b>Below</b>	Kitchen	15'6 x 7'5
<b>Main</b>	Kitchen	9'1 x 8'	<b>Below</b>	Recreation Room	19'4 x 14'10	<b>Below</b>	Nook	7'5 x 7'4
<b>Main</b>	Nook	9'2 x 7'6	<b>Below</b>	Bedroom	13'10 x 10'9	<b>Below</b>	Storage	9'10 x 7'5
<b>Main</b>	Primary Bedroom	13'6 x 11'	<b>Below</b>	Recreation Room	13'10 x 10'9			
<b>Main</b>	Walk-In Closet	4' x 3'4						
<b>Main</b>	Bedroom	11'1 x 9'						

<b>Finished Floor (Main):</b>	1,305 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	1,247 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	3	No
<b>Finished Floor (Total):</b>	2,552 sqft	<b>Crawl/Bsmt Height:</b>	7'6			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,552 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Beautiful Brentwood Park rancher with full basement home with five bedrooms. Upstairs living includes backyard facing kitchen, dining room and primary bedroom with east views towards Burnaby Mountain. There is a 2-piece ensuite and small walk-in closet in the primary bedroom. You will love the original hardwood floors in the living room with inlay. Checkout the full basement with separate entrance, 3 piece bathroom, shared laundry and fantastic revenue potential. Lane access and R2 zoning make for future laneway living potential. Inground sprinkler system keeps the yard lush and green. Easy walking access to transit, Brentwood Park Elementary , Holy Cross Elementary and Alpha Secondary.