

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1979
Frontage (ft):	60.00	Bathrooms:	2	Age:	45
Lot Area (sq.ft.):	8,002.00	Full Baths:	2	Zoning:	RS3-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,893.12
Rear Yard Exp:	Southeast			For Tax Year:	2023
View:	No			P.I.D.:	001-844-342

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	LOT 74, PLAN NWP52481, DISTRICT LOT 47, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Fireplace Insert,Microwave,Pantry,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13"7 x 12"0	Main	Porch (enclosed)	6' x 20'
Main	Bedroom	10"8 x 9"7	Below	Foyer	7"11 x 6"7
Main	Living Room	12"8 x 13"7	Below	Bedroom	10"3 x 10"3
Main	Dining Room	12'7 x 10'1	Below	Family Room	15' x 13"7
Main	Kitchen	15' x 13"6	Below	Bedroom	8"7 x 13'
Main	Laundry	7"8 x 9"7	Below	Kitchen	11' x 10'
Main	Walk-In Closet	6' x 3"10	Below	Laundry	6"8 x 4"3

Finished Floor (Main):	1,159 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,106 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,265 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,265 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Discover your dream home in the coveted Terry Fox Neighbourhood! This stunning 4-bedroom, 2-bathroom gem features 2 kitchens and a sprawling private yard. Some Updates include, a new roof, windows, hot water tank, Fresh Paint! Step into a welcoming main floor w/ a large den, family room, bedroom, full bath, and kitchen. Upstairs, revel in the open-concept kitchen with an island, dining area, and living room. The upper level includes the master bedroom, second laundry area, and spacious bedroom. Relish outdoor living w/ an enormous backyard and covered deck, perfect for gatherings. Ideal for investors or as a starter home. Don't miss out—park your RV on this quiet street near schools and downtown. Quiet family neighbourhood area-provides convenient and comfort. Seize this opportunity today!