

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1994
Frontage (ft):	59.71	Bathrooms:	3	Age:	30
Lot Area: (sq.ft.)	5,194.00	Full Baths:	3	Zoning:	R-1B
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,288.69
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	018-371-655

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,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:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 2, PLAN LMP11497, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty Ltd., Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Foyer	8'11 x 10'5	Main	Bedroom	10'11 x 9'4
Bsmt	Den	11'10 x 10'4	Main	Kitchen	11'1 x 11'1
Bsmt	Bedroom	10'8 x 9'	Main	Dining Room	10'5 x 12'11
Bsmt	Bedroom	9' x 8'11	Main	Eating Area	10' x 11'1
Bsmt	Family Room	14'2 x 13'1	Main	Family Room	14'5 x 12'2
Main	Primary Bedroom	12'11 x 10'11	Main	Living Room	11'7 x 12'8
Main	Bedroom	10'11 x 8'11	Bsmt	Kitchen	7'3 x 7'1

Finished Floor (Main):	1,476 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	1,095 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,571 sqft	Crawl/Bsmt Height:	3'			
Unfinished Floor:	0 sqft	Basement:	Crawl,Full			
Grand Total:	2,571 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This stunning 5 bedroom home is perfect for families who want plenty of space to spread out and enjoy life. Located in a quiet and peaceful neighbourhood, this home is just a stone's throw away from some of the best schools in the area. With its spacious and well-designed layout, this home is the perfect place to entertain guests or spend quality time with your family. The large and airy living room is perfect for relaxing and unwinding after a long day, while the private backyard offers a peaceful space to breathe. This home is easily suited, which is perfect for accommodating guests or extended family members. The basement comes complete with a separate entrance and can be closed offer for that mortgage helper. Come see this amazing property today!