

Depth/Size (ft):	50.33	Bedrooms:	4	Approx. Year Built:	1998
Frontage (ft):	85.48	Bathrooms:	3	Age:	26
Lot Area: (sq.ft.)	3,896.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,813.84
Rear Yard Exp:				For Tax Year:	2021
View:				P.I.D.:	023-845-457

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv: Morningside

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

Legal: LOT 96, PLAN LMP33705, DISTRICT LOT 223, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	29'10 x 19'2	Bsmt	Other	29'10 x 41'5
Main	Dining Room	13'9 x 11'3			
Main	Kitchen	10'11 x 10'11			
Main	Bedroom	9'5 x 11'11			
Above	Primary Bedroom	13'1 x 17'7			
Above	Bedroom	17'2 x 13'10			
Above	Bedroom	12'8 x 10'10			

Finished Floor (Main):	1,054 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	861 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,915 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	859 sqft	Basement:	Full,Partly Finished			
Grand Total:	2,774 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Location is a 10! The most disireable lot in the Morningside development is now available. This charming home has the best location in the cul-de sac, its the last home on the street which is perfect for your kids to play outside and overall privacy. You'll love the covered veranda, a place to enjoy a morning coffee or a glass of wine in the evening. New floors in main living areas, large living room, and a kitchen with breakfast bar. Backyard access from the dining area, and enjoy the private fenced yard, awaiting your ideas. Oversized bedrooms and 13x17 primary retreat. Minutes to the Westcoast Express, highway access, Golden Ears Bridge and schools. Homes in this area don't last long.