

Depth/Size (ft):	103.70	Bedrooms:	4	Approx. Year Built:	1984
Frontage (ft):	59.97	Bathrooms:	3	Age:	40
Lot Area: (sq.ft.)	6,219.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,304.72
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	000-450-731

Style of Home:	4 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Western Skyline
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 346, PLAN NWP63203, PART NE1/4, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Refrigerator,Stove,Vacuum - Built In,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 14'3	Above	Primary Bedroom	13'6 x 12'5
Main	Dining Room	13'2 x 12'6	Above	Walk-In Closet	8'1 x 4'10
Main	Kitchen	11'4 x 8'1	Above	Bedroom	11'2 x 10'11
Main	Eating Area	11'4 x 7'2	Above	Bedroom	11'2 x 9'11
Main	Family Room	15'2 x 11'4	Bsmt	Recreation Room	25'3 x 14'3
Main	Laundry	6'9 x 5'8	Bsmt	Bedroom	13'3 x 12'8
Main	Foyer	5'10 x 4'4	Bsmt	Storage	10'0 x 8'8

Finished Floor (Main):	1,052 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	699 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	623 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	2,374 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,374 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome home! Nestled in a tranquil, coveted neighborhood, this well maintained 4 bed/3 bath home spans nearly 2400 sq ft of bright, airy space. The updated kitchen boasts ample cupboard & counter space, as well as an eating area & direct access to a covered deck featuring a natural gas hookup – perfect for year-round outdoor living against the backdrop of a lrg private yard & panoramic views. Recent upgrades include baths & windows replaced throughout. H/E furnace, AC, & hot water tank installed in 2016. The laundry rm is equipped with shelves, cupboards & a sink to provide convenience. Abundant storage options include, a storage rm, generous closets & garage space. Ideally situated near top-tier schools, shopping, & amenities, this home epitomizes comfort, convenience, & timeless appeal.