

Lot Dimensions (ft):	52 x 115	Bedrooms:	4	Approx. Year Built:	1985
Frontage (ft):	52.00	Bathrooms:	3	Age:	40
Lot Area: (sq.ft.)	5,980.00	Full Baths:	2	Zoning:	RS-1B
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,033.50
Rear Yard Exp:	South			For Tax Year:	2025
View:	No			P.I.D.:	000789356

Style of Home:	Basement Entry	Parking:	Total: 8 - Covered: 2
Construction Materials:	Brick, Concrete, Frame Wood, Brick (Exterior), Vinyl Siding	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Garage Double, RV Access/Parking, Front Access, Concrete, Garage Door Opener
Rain Screen:	No	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Insert, Electric	Distance to:	Public Transit: 1 Block - School Bus: 6
Water Supply:	Public	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony, Private Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Other, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	LOT 8, PLAN NWP68232, DISTRICT LOT 222, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location, Near Golf Course, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Wine Cooler, Garage Double, RV Access/Parking, Front Access, Concrete, Garage Door Opener, Shopping Nearby, Pantry, Wet Bar, Patio, Deck, Insert, Electric, Window Coverings, Insulated Windows, Central Location, Near Golf Course, Recreation Nearby, Balcony, Private Yard, Security System
Bylaw Restrict:	
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 14'6	Below	Bedroom	10'4 x 9'9
Main	Dining Room	12'9 x 8'6	Below	Den	10'2 x 9'0
Main	Kitchen	14'6 x 13'1	Below	Bar Room	6'3 x 5'9
Main	Primary Bedroom	12'4 x 12'0	Below	Foyer	10'3 x 7'0
Main	Bedroom	13'6 x 9'0	Below	Patio	21'4 x 11'5
Main	Bedroom	10'0 x 9'0			
Below	Recreation Room	20'4 x 12'5			

Finished Floor (Main):	1,204 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	0
Finished Floor (Below):	842 sqft	# Of Levels:	Two	Main	4	0
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	2	0
Finished Floor (Total):	2,046 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full, Finished, Exterior			
Grand Total:	2,046 sqft	Beds In Bsmt:	0 / 4			
		Pets Allowed:				

WELCOME TO THE WEST SIDE! Far too many upgrades to list, but some include: NEW FULL KITCHEN RENO with S/S appliance package incl. GAS RANGE, NEW WHITE CABINETRY, QUARTZ COUNTERTOPS, smoothe textured ceilings with NEW LED pot lighting and fixtures, NEW FLOORING thru out, interior GLASS railings, NEW WINDOWS, all BATHROOMS on main UPDATED, inc. HEATED flooring, extensive MILLWORK & fresh PAINT thru out, BASEMENT easily converts to a MORTGAGE HELPER with SEP. ENT. COVERED ALUMINUM DECK with GLASS railings, roof, gutters & siding 7 years young, HWT 2 yrs, LENNOX FURNACE 10 yrs, fencing 2021, LOADS OF PARKING with TRIPLE WIDE concrete driveway, LARGE FLAT BACKYARD. QUIET no thru street residential traffic only. All the amenities nearby. Shopping, Schools, WCE. OPEN HOUSE SAT. DEC. 6TH 2-4PM.