

Lot Dimensions (ft):	0 x	Bedrooms:	4	Approx. Year Built:	1986
Frontage (ft):		Bathrooms:	3	Age:	39
Lot Area: (sq.ft.)	7,191.00	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,536.23
Rear Yard Exp:	East			For Tax Year:	2025
View:	Yes			P.I.D.:	002261316

Style of Home:		Parking:	Total: 6 - Covered: 2
Construction Materials:	Frame Wood, Vinyl Siding, Wood Siding	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Garage Double, Front Access, Driveway, Garage Door Opener
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas	Distance to:	Public Transit: 1 block - School Bus: 2 blocks
Water Supply:	Public	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	No
Outdoor Area:		PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	LOT 6, PLAN NWP70327, DISTRICT LOT 396, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Disposal, Refrigerator, Stove, Garage Double, Front Access, Driveway, Garage Door Opener, Shopping Nearby, Central Vacuum, Vaulted Ceiling(s), Bath, Patio, Deck, Gas, Window Coverings, Insulated Windows, Central Location, Recreation Nearby, Smoke Detector(s)
Bylaw Restrict:	
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 15'4	Main	Bedroom	11'2 x 9'11
Main	Kitchen	10'4 x 12'6	Main	Laundry	9'2 x 5'4
Main	Family Room	11'3 x 20'5	Main	Foyer	6'4 x 4'
Main	Dining Room	11'9 x 10'2	Above	Bedroom	12'5 x 10'2
Main	Eating Area	5'7 x 12'1	Above	Bedroom	9'6 x 12'1
Main	Primary Bedroom	13'4 x 15'1			
Main	Walk-In Closet	8'6 x 3'6			

Finished Floor (Main):	1,662 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	528 sqft	# Of Kitchens:	1	Main	3	
Finished Floor (Below):	0 sqft	# Of Levels:	Two	Main	3	1
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	0
Finished Floor (Total):	2,190 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl Space			
Grand Total:	2,190 sqft	Beds In Bsmt:	0 / 4			
		Pets Allowed:				

Move-In-Ready west side cul-de-sac home with the Primary Bedroom on the main floor. This charming 4-bedroom, 3-bathroom family home with a formal living and dining room, plus a family room perfect for everyday living. The renovated kitchen offers stone countertops, stainless steel appliances, including a gas stove, while the cozy gas fireplace adds warmth to the main living area. The upper level has two bedrooms and a full bathroom. Step outside to your private backyard deck, ideal for relaxing or hosting summer BBQs. The driveway and walkway features a durable rubber coating for a clean, modern finish. This home is conveniently located close to transit, schools, shopping, and many amenities. Quick possession is possible. Showings by appointment. Contact your Realtor for a private showing.