

Lot Dimensions (ft):	50 x 86	Bedrooms:	5	Approx. Year Built:	2007
Frontage (ft):	50.00	Bathrooms:	4	Age:	19
Lot Area: (sq.ft.)	4,341.00	Full Baths:	3	Zoning:	UC372
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,245.10
Rear Yard Exp:	West			For Tax Year:	2025
View:	Yes			P.I.D.:	026863600

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction Materials:	Frame Wood, Stone (Exterior), Vinyl Siding	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Garage Double, Open, Front Access, Concrete, Garage Door Opener
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas	Distance to:	Public Transit: 4 Blocks - School Bus: 6 Blocks
Water Supply:	Public	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Carpet	Fixtures Rmvd:	No

View:	Yes : Western Skyline & Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	LOT 22, PLAN BCP26897, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location, Cul-De-Sac, Near Golf Course, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Microwave, Garage Double, Open, Front Access, Concrete, Garage Door Opener, Shopping Nearby, Patio, Deck, Gas, Window Coverings, Insulated Windows, Central Location, Cul-De-Sac, Near Golf Course, Recreation Nearby, Balcony
Bylaw Restrict:	
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 12'	Main	Bedroom	11'11 x 9'3	Bsmt	Foyer	7'2 x 6'4
Main	Dining Room	13'8 x 8'2	Bsmt	Office	16'6 x 12'			
Main	Kitchen	11'8 x 10'9	Bsmt	Laundry	11'2 x 6'9			
Main	Eating Area	11'8 x 6'11	Bsmt	Living Room	18'7 x 9'8			
Main	Family Room	16' x 11'5	Bsmt	Kitchen	11'9 x 9'			
Main	Primary Bedroom	15'6 x 12'11	Bsmt	Bedroom	11' x 10'1			
Main	Bedroom	11' x 10'	Bsmt	Bedroom	11' x 9'2			

Finished Floor (Main):	1,539 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	0
Finished Floor (Below):	0 sqft	# Of Levels:		Main	4	1
Finished Floor (Bsmt):	1,247 sqft	Suite:	Legal Suite	Basement	4	0
Finished Floor (Total):	2,786 sqft	Crawl/Bsmt Height:		Basement	2	0
Unfinished Floor:	0 sqft	Basement:	Finished			
Grand Total:	2,786 sqft	Beds In Bsmt:	2 / 5			
		Pets Allowed:				

Centrally located on a quiet street this 5 bed, 4 bath family home is move-in ready with an abundance of street appeal. The large windows make the living space feel bright & spacious. In the kitchen you'll find a generous amount of counters & cabinets to meet all of your cooking & entertainment needs. The primary bedroom is roomy with a walk-in closet & 4 piece ensuite. A private deck allows for additional outdoor living space to enjoy your coffee & unobstructed views of sunsets. There is a 2 bdrm Registered suite with a separate entrance to generate rental income or for family to have their own private space. The backyard is fenced to keep the pets in & the cedar hedge provides lots of privacy. Close to all amenities & situated in a quiet neighbourhood.