

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1952
<b>Frontage (ft):</b>	69.00	<b>Bathrooms:</b>	1	<b>Age:</b>	72
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	SR-2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,210.17
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	008-311-129

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 8 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Addition	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Storm Sewer,Water
<b>Legal:</b>	LOT 5, PLAN NWP12496, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT.
<b>Amenities:</b>	None
<b>Site Influences:</b>	Gravel Road,Private Setting,Rural Setting,Shopping Nearby
<b>Features:</b>	Clothes Dryer,Clothes Washer,Dishwasher,Refrigerator,Stove
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 3'10	Main	Patio	12'4 x 18'8
Main	Laundry	7'10 x 2'11	Above	Bedroom	13'11 x 11'6
Main	Primary Bedroom	14'1 x 11'6			
Main	Living Room	13'5 x 12'11			
Main	Dining Room	9'8 x 13'7			
Main	Kitchen	9'4 x 13'3			
Main	Solarium	7'9 x 24'10			

<b>Finished Floor (Main):</b>	890 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	228 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,118 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,118 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Stunning half-acre lot, strategically zoned for TOWNHOUSE/ROWHOME development, is located within the Fernridge Community Plan of the BROOKSWOOD O.C.P. Rest assured, this property is free from creeks, easements, or right of ways, ensuring unobstructed development possibilities. With all services readily available, this 1,348 sqft rancher is thoughtfully landscaped, adding to its overall charm and appeal.