

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	60.79	<b>Bathrooms:</b>	2	<b>Age:</b>	35
<b>Lot Area (sq.ft.):</b>	7,500.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,196.13
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	013-307-266

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<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

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Huntingdon

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** LOT B (AC39828) BLOCK 36 SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICTPLAN 2596

**Amenities:**

**Site Influences:** Lane Access,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Homelife Advantage Realty (Central Valley) Ltd., Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'7 x 4'5			
Main	Living Room	12'1 x 17'5			
Main	Dining Room	9'2 x 9'4			
Main	Kitchen	11'10 x 9'4			
Main	Primary Bedroom	12'1 x 11'9			
Main	Bedroom	8'11 x 10'1			
Main	Bedroom	9'8 x 9'11			

<b>Finished Floor (Main):</b>	1,149 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,149 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,149 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Huntingdon Village! Fantastic family oriented neighborhood and on quiet 4th Ave. You will appreciate this renovated three bed and two bath rancher exuding modern charm. This home sits on a fantastic 7500 square foot flat, fully fenced and flat lot which has back lane access! Great setup to build a shop. Lots of parking for your RV, boat and vehicles with double garage and triple wide driveway. With Huntingdon Park across the street, quick access to Costco, Hwy 1, and Sumas Way Shopping Corridor, convenience is at your doorstep. Within the popular Yale Catchment, this home offers access to excellent schools.