

<b>Depth/Size (ft):</b>	Ireg	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1976
<b>Frontage (ft):</b>	299.30	<b>Bathrooms:</b>	2	<b>Age:</b>	48
<b>Lot Area: (Acres)</b>	1.96	<b>Full Baths:</b>	1	<b>Zoning:</b>	SR
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,703.44
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	000-494-119

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Valley floor
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	LOT 2 SECTION 5 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 6668
<b>Amenities:</b>	Workshop Detached
<b>Site Influences:</b>	Private Yard
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 12'4	Main	Foyer	7'4 x 7'7
Main	Dining Room	15'6 x 12'4			
Main	Living Room	19'3 x 15'1			
Main	Primary Bedroom	13'5 x 12'4			
Main	Bedroom	10'1 x 11'3			
Main	Bedroom	10'6 x 10'4			
Main	Laundry	11'11 x 9'2			

<b>Finished Floor (Main):</b>	1,492 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,492 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,492 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Your little piece of seclusion awaits you here. Yet you are minutes from all the amenities you could need. This original 3 bedroom / 2 bath rancher is ready for a new family to create loving memories. The 1.95 acre parcel is within the ALR. Your 1184 sq. ft. detached garage/shop is complete with 2 storage rooms and a 23'1 x 14'10 workshop space. Call today to view this unique property.