

Depth/Size (ft):	110	Bedrooms:	3	Approx. Year Built:	1952
Frontage (ft):	51.00	Bathrooms:	1	Age:	72
Lot Area: (sq.ft.)	5,500.00	Full Baths:	1	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$2,338.51
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	000-459-101

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Other	Parking Access:	Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,Open
Rain Screen:		Locker:	
Renovations:	Other,Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Other	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 7, BLOCK 2, PLAN NWP1737, NEW WESTMINSTER LAND DISTRICT, DIVISION B
Amenities:	In Suite Laundry,Storage,Workshop Detached
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove
Bylaw Restrict:	
Listing Broker(s):	Coldwell Banker Universe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'9 x 11'6			
Main	Bedroom	9'9 x 7'6			
Main	Bedroom	9'6 x 7'6			
Main	Kitchen	10'3 x 9'9			
Main	Living Room	13'3 x 14'3			
Main	Dining Room	6'9 x 9'9			
Main	Laundry	8'6 x 7'9			

Finished Floor (Main):	847 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	847 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	847 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Cute 3 bedroom plus full updated washroom bungalow on a corner lot, fully fenced detached w/s (19'0 x 11'0) with power, storage shed, freshly painted, new laminated flooring, upgrading of washroom, 5 year old roof plus nicely landscaped. Please do not miss chance to occupy this beauty before it has gone.

