

Depth/Size (ft):	152	Bedrooms:	3	Approx. Year Built:	2001
Frontage (ft):	62.00	Bathrooms:	2	Age:	23
Lot Area: (sq.ft.)	9,739.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,512.78
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	017-954-495

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 2, PLAN LMP6811, PART NE1/4, SECTION 24, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Golf Course Nearby,Shopping Nearby
Features:	Dishwasher,Drapes/Window Coverings,Garage Door Opener,Pantry,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 14'2	Main	Laundry	4'6 x 6'7
Main	Dining Room	19'11 x 14'9	Main	Solarium	14'4 x 18'
Main	Kitchen	14' x 14'2	Main	Solarium	18'7 x 12'7
Main	Primary Bedroom	15'7 x 15'3			
Main	Walk-In Closet	5'5 x 6'6			
Main	Bedroom	9'5 x 12'			
Main	Bedroom	9'9 x 11'11			

Finished Floor (Main):	1,755 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,755 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,755 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Rancher on a 9700+ sqft lot. Large open rooms, featuring large living room with gas fireplace, dining room with a nice beautiful kitchen with island. Easy care hardwood and tile floors. 3 bedrooms with 2 full baths. Spacious master bedroom with full ensuite and double closet. Covered deck/solarium for all your summer needs. The garage off the lane is 800 sqft. 220v and 50amp for your workshop. Lots of extra parking including a spot for your RV with sewer hookup. The high crawl space is great for your extra storage. Close to shopping, golf courses and easy access to highway. Walking distance to the new Surrey to Langley Skytrain proposed to be completed 2028. William Watson Elem & Fleetwood Park Sec. catchments.