

Depth/Size (ft):	131	Bedrooms:	3	Approx. Year Built:	1972
Frontage (ft):	70.00	Bathrooms:	2	Age:	52
Lot Area: (sq.ft.)	9,170.00	Full Baths:	1	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,350.45
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	005-373-522

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Carport; Single
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	PL.NWP.40605, LT.71, DL.48, LD.36, SEC.21, TWP.16, GRP 2
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 17'			
Main	Dining Room	10' x 10'			
Main	Kitchen	12' x 15'			
Main	Family Room	16' x 16'			
Main	Primary Bedroom	13' x 12'			
Main	Bedroom	10' x 10'			
Main	Bedroom	10' x 10'			

Finished Floor (Main):	1,460 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	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,460 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,460 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

INVESTOR ALERT!! Beautiful 3 Bedroom rancher/bungalow situated on large 70 X 131 square foot lot. Central Location, close to 7oaks mall, schools, parks and recreation. Massive covered patio, private fenced backyard. Development potential, should verify with City - OCP indicates Urban 3 Infill area. Potential for duplex.

