

Depth/Size (ft):	107	Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):	62.00	Bathrooms:	2	Age:	35
Lot Area: (sq.ft.)	6,635.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,517.22
Rear Yard Exp:	Northwest			For Tax Year:	2023
View:	Yes			P.I.D.:	008-707-057

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT G, PLAN NWP75815, PART SE1/4, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd., Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 11'4	Main	Bedroom	11'3 x 10'6
Main	Dining Room	15'6 x 10'5	Main	Bedroom	11'5 x 10'5
Main	Living Room	15'1 x 14'6			
Main	Family Room	15'8 x 15'9			
Main	Foyer	6'2 x 6'2			
Main	Laundry	7'2 x 6'3			
Main	Primary Bedroom	14'5 x 14'7			

Finished Floor (Main):	1,575 sqft	# Of Rooms:	9	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	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,575 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,575 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

THE PERFECT RANCHER to downsize with incredible privacy. Well maintained home on a corner lot. Recent Updates Include laminate flooring(2018), S/S appliances(2016), hot water tank(2019), washer/dryer(2019), quartz countertops(2020) roof(2010), garage door(2017), replaced poly-B(2021) and gas hookup for BBQ great for entertaining in your private back yard and gazebo covered patio. The home features lots of natural light with a massive ensuite. Close to schools, shopping and situated for easy commute in every direction.