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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| 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 |

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|-------------------------|---------------------------|-------------------------|-----------------------|
| 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 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| 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.

