

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1993
Frontage (ft):	54.00	Bathrooms:	2	Age:	31
Lot Area: (sq.ft.)	5,670.00	Full Baths:	2	Zoning:	R1A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,217.07
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	018-032-311

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	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,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 26, PLAN LMP7723, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 14'9	Main	Foyer	5'10 x 5'8
Main	Dining Room	16'3 x 8'11			
Main	Kitchen	15'6 x 12'10			
Main	Eating Area	15'6 x 10'8			
Main	Primary Bedroom	10'6 x 13'5			
Main	Bedroom	9'11 x 9'11			
Main	Bedroom	9'11 x 9'9			

Finished Floor (Main):	1,478 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,478 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,478 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Spacious rancher in prime Sardis Location! Walking distance to all levels of schools, Vedder Rotary trail, parks, Twin Rinks, library and all the amenities Garrison Crossing has to offer! This well maintained home features 3 bedrooms and 2 bathrooms and spacious living/dining area with ample windows letting in lots of natural light. The kitchen has stainless steel appliances and eating area that opens up to the private, fenced back yard with convenient storage shed. Other features include 2 car garage and long driveway with lots of room for parking, A/C, new washer and built in vacuum. Hot water tank and furnace replaced in 2021 (2 years old) and the roof in 2008. Book your showing today!