

Depth/Size (ft):	135.0 IRREGULAR	Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):	66.50	Bathrooms:	3	Age:	33
Lot Area: (sq.ft.)	11,566.00	Full Baths:	3	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,571.54
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	006-782-841

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	Parking Access:	Front, Rear
Foundation:		Parking:	Garage; Double, RV Parking Avail., Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water, Natural Gas, Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s), Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile, Vinyl/Linoleum, Wall/Wall/Mixed, Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Storm Sewer, Water

Legal: LOT 47, PLAN NWP33260, SECTION 28, RANGE 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden, In Suite Laundry, Storage, Swirlpool/Hot Tub, Wheelchair Access

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Intercom, Pantry, Storage Shed, Vaulted Ceiling, Windows - Thermo

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 9'0	Main	Walk-In Closet	7'9 x 3'11
Main	Living Room	17'7 x 23'8	Main	Bedroom	11'7 x 12'5
Main	Dining Room	14'4 x 9'4	Main	Bedroom	12'1 x 10'7
Main	Kitchen	12'2 x 21'2	Main	Eating Area	12'1 x 8'1
Main	Family Room	14'8 x 18'5	Above	Loft	24'9 x 15'1
Main	Laundry	7'0 x 4'0			
Main	Primary Bedroom	15'0 x 14'7			

Finished Floor (Main):	2,268 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	454 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	Yes
Finished Floor (Total):	2,722 sqft	Crawl/Bsmt Height:	4'			
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,722 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Priced Below Assessed Value!! For the 1st time on the market in 3 decades. Highly sought after & hard to find floor plan; Rancher-Style Home. Set on a grand 11,566 sq ft CORNER LOT, quiet, family friendly street. Newly updated, gated privacy fence in front & fully fenced in rear w/ double gates for RV parking & sewage disposal hook-up. All your living space on 1 floor + BONUS: 454 sq ft LOFT SPACE. A well maintained home, bring your ideas to update & modernize. 3 spacious bdrms, 3 baths, WI closet & full ensuite. 2 gas FP's. An expansive 582 sq ft double car garage. Newer roof & radiant hot water heating. Bright windows. A remarkable 1,380 sq ft of storage spaces throughout. Plenty of yard space for your garden. Not to be missed.