

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1977
Frontage (ft):	60.00	Bathrooms:	2	Age:	47
Lot Area: (sq.ft.)	7,770.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,052.92
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	004-092-228

Style of Home:	Rancher/Bungalow	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard	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:	LOT 373, PLAN NWP50500, PART NE1/4, LEGAL SUBDIVISION 7, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Nationwide Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 17'9	Main	Bedroom	8'1 x 12'2
Main	Dining Room	11'6 x 11'11			
Main	Kitchen	12' x 17'9			
Main	Laundry	11'8 x 8'8			
Main	Foyer	8'1 x 7'6			
Main	Primary Bedroom	15'1 x 18'3			
Main	Bedroom	11'8 x 11'4			

Finished Floor (Main):	1,557 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,557 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,557 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Perfect opportunity to own this well maintained rancher which comes with 3 bedroom 2 bath with a large lot. Property has one bedroom which is built without permit. It is close to all amenities including schools, public transport, shopping, library, recreation and much more. Great development potential please verify with the city. Book your private showing today!