

<b>Depth/Size (ft):</b>	123.2	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1911
<b>Frontage (ft):</b>	99.70	<b>Bathrooms:</b>	1	<b>Age:</b>	113
<b>Lot Area: (sq.ft.)</b>	12,270.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RS-3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,994.52
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	011-508-540

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	Total: 8 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s),Patio(s) & Deck(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

**View:** Yes : Panoramic Fraser River View

**Mgmt. Company:**

**Complex / Subdiv:** Hammond

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** LOT "T" (N107819) DISTRICT LOT 281 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 114, FOR FORESHORE LEASE/PERMIT/LICENCE SEE #MAP354-11054F-001 AND FOLIO 10025-0101-0

**Amenities:** Garden,In Suite Laundry,Storage,Swirlpool/Hot Tub,Workshop Detached

**Site Influences:** Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby,Waterfront Property

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 7'2			
Main	Dining Room	19'7 x 8'			
Main	Kitchen	17'9 x 11'10			
Main	Primary Bedroom	15'2 x 9'11			
Main	Walk-In Closet	7'1 x 5'9			
Main	Bedroom	16'8 x 9'11			
Main	Laundry	6' x 4'			

<b>Finished Floor (Main):</b>	1,114 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,114 sqft	<b>Crawl/Bsmt Height:</b>	3'5			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,114 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

RARE FIND! BOATERS/WATER LOVERS/FISHERMEN - 100 FT of FRASER RIVER WATERFRONT with a 95x26 dock to moor your boat. Newer steel piles plus a 26x25 dock building/man cave/workshop. INCREDIBLE PANORAMIC MTN & FRASER RIVER VIEWS! Gorgeous 12,270 sf lot on city water & city sewer (OCP - potential to subdivide in half, check with the city). Don't miss out on this opportunity to own a charming waterfront rancher! Start your day with morning coffee & end it with evening BBQs on the south-facing 500 sf patio, enjoying breathtaking views of the Fraser River from the hot tub. Embrace the serene waterfront lifestyle in this picturesque setting in this cozy home or build your dream home. With new Provincial legislation potential for a home with 3 legal suites or a 4 plex, check w/the city. A Must See!