

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1978
Frontage (ft):	63.00	Bathrooms:	2	Age:	46
Lot Area: (sq.ft.)	7,180.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,161.88
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	005-197-317

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	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:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Forest By The Bay
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 8, PLAN NWP54171, SECTION 2, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry
Site Influences:	Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'11 x 4'7	Main	Walk-In Closet	7'5 x 5'2
Main	Living Room	17'1 x 13'8	Main	Bedroom	13'5 x 8'8
Main	Dining Room	12'4 x 9'2	Main	Bedroom	9'11 x 9'11
Main	Kitchen	10'9 x 7'10	Main	Laundry	10'3 x 5'8
Main	Eating Area	8'7 x 7'9			
Main	Family Room	14'4 x 13'6			
Main	Primary Bedroom	15'9 x 14'4			

Finished Floor (Main):	1,834 sqft	# Of Rooms:	11	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:	None			
Finished Floor (Total):	1,834 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,834 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome Home to this beautiful rancher with a wonderful floorplan located in the exclusive "Forest By The Bay" community. Situated on a 7180 sq ft corner lot, ultra quiet location yet close to everything.The spacious and bright open concept living and dining spaces with welcoming foyer are an entertainer's dream. You will love the charming atrium in the centre of the home with sliding doors off the cozy family room. The large principle retreat is fabulous with a huge walk-in closet and ensuite. This is a fabulous home in an amazing neighborhood, you will love living here, book your private viewing today!