

Depth/Size (ft):	120	Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):	50.00	Bathrooms:	2	Age:	35
Lot Area: (sq.ft.)	6,011.00	Full Baths:	2	Zoning:	R1A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,505.62
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	015-935-400

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
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:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountian View
Mgmt. Company:	
Complex / Subdiv:	Watson Glen
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 5, PLAN NWP84975, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 15'	Main	Family Room	13'8 x 13'
Main	Kitchen	9'3 x 13'	Main	Bedroom	11'6 x 13'
Main	Primary Bedroom	11'6 x 11'6			
Main	Bedroom	9'10 x 10'9			
Main	Laundry	5' x 7'			
Main	Dining Room	13'8 x 9'			
Main	Foyer	6'6 x 9'			

Finished Floor (Main):	1,592 sqft	# Of Rooms:	9	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	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,592 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,592 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to Watson Glen Rancher! Tucked away on a peaceful cul-de-sac, this delightful 3-bedroom, 2-bathroom home offers serene living at its finest. Embrace the privacy of the spacious backyard, which opens up to the picturesque Watson Glen Park, complete with your very own access gate for seamless nature strolls or head down to the park. Ideally located near Garrison and Vedder Crossing, enjoy easy access to shopping, skating, and recreational facilities, also a short walk away from the rotary trail along the Vedder river. Modern comforts abound with a newer hot water tank and cozy gas fireplace & AC, while outdoor relaxation awaits on the covered patio. This property presents the perfect fusion of tranquility and convenience, promising a lifestyle of both relaxation and enjoyment.