

Depth/Size (ft):	125	Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):	60.00	Bathrooms:	2	Age:	30
Lot Area: (sq.ft.)	7,481.00	Full Baths:	2	Zoning:	R-1D
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,073.68
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	018-852-211

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	CEDAR RIDGE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT B, PLAN LMP17666, SECTION 36, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT.
Amenities:	Air Cond./Central,In Suite Laundry,None
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Refrigerator,Security System,Stove,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'0 x 9'2	Main	Bedroom	12'2 x 10'11
Main	Living Room	16'3 x 13'2	Main	Bedroom	11'10 x 10'11
Main	Dining Room	10'6 x 14'11	Main	Primary Bedroom	18'1 x 13'5
Main	Kitchen	8'9 x 13'8	Main	Walk-In Closet	7'10 x 7'4
Main	Eating Area	8'0 x 17'7	Main	Workshop	9'0 x 9'0
Main	Family Room	12'2 x 17'7			
Main	Laundry	9'9 x 7'10			

Finished Floor (Main):	2,140 sqft	# Of Rooms:	12	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	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,140 sqft	Crawl/Bsmt Height:	4'0			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,140 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

RARE! 2140 SQFT 3 BED 2 BATH RANCHER resides in the sought-after Cedar Ridge community. Custom-built to amazing standards, it features a spacious open kitchen, gleaming hardwood floors, 9ft ceilings throughout, and lovely crown moulding. The expansive master bedroom boasts a luxurious 5-piece ensuite and walk-in closet. Enjoy the convenience of bonus RV parking and a large 2-car garage. The fully fenced, private backyard provides a tranquil retreat. Impeccably maintained, this home is in excellent condition and presents beautifully. FURNACE & HOT WATER 1 year old.