

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1949
Frontage (ft):	54.00	Bathrooms:	1	Age:	75
Lot Area: (sq.ft.)	6,970.00	Full Baths:	1	Zoning:	R1A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,952.83
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-344-971

Style of Home:	Rancher/Bungalow	Parking:	Total: 3 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PARCEL B, LOT 4, PLAN NWP8576, NEW WESTMINSTER LAND DISTRICT, (REF PL 13440); DIVISION A
Amenities:	Storage
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 11'11	Main	Bedroom	11'2 x 8'10
Main	Dining Room	7'10 x 9'	Bsmt	Storage	7'1 x 10'5
Main	Kitchen	11'5 x 8'8	Bsmt	Storage	33'2 x 10'5
Main	Laundry	5'5 x 6'1	Bsmt	Laundry	15'3 x 10'5
Main	Foyer	4'4 x 7'7	Bsmt	Storage	10'1 x 10'5
Main	Bedroom	10'5 x 9'9			
Main	Primary Bedroom	11'2 x 8'11			

Finished Floor (Main):	1,080 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:	2			
Finished Floor (Bsmt):	809 sqft	Suite:	None			
Finished Floor (Total):	1,889 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	809 sqft	Basement:	Unfinished			
Grand Total:	2,698 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Check out this charming rancher with basement, featuring 3 bedrooms plus a den/office, 1 bath, on a flat, fully fenced 6970 ft² yard. Entertain on the spacious covered patio. The unfinished basement offers potential to bring your own creative ideas. Updates include a 2020 hot water tank and 2022 furnace. Enjoy convenient access to highway, Prospera Centre, leisure center, and District 1881, with Southgate Shopping Centre close by. This home combines convenience and endless possibilities.