

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>	23.60	<b>Bathrooms:</b>	2	<b>Age:</b>	38
<b>Lot Area: (sq.ft.)</b>	8,645.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,979.60
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	000-902-136

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	LOT 297 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 66591
<b>Amenities:</b>	Garden
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 14'6	Main	Primary Bedroom	13'10 x 14'7
Main	Dining Room	12'4 x 10'1	Main	Bedroom	12'9 x 10'3
Main	Foyer	6'6 x 4'10	Main	Bedroom	10'3 x 10'8
Main	Family Room	13'9 x 14'7			
Main	Eating Area	11'6 x 6'11			
Main	Kitchen	11'11 x 9'9			
Main	Laundry	9'4 x 7'			

<b>Finished Floor (Main):</b>	1,668 sqft	<b># Of Rooms:</b>	10	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,668 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,668 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Fabulous Rancher. Welcome to Sunny South Surrey. Steps away from White Rock Lawn Bowling, White Rock Tennis Club, Curling Club, Ice Rink, Close to Bayview Elementary. Kitchen recently renovated. New Clothes Washer and Dyer in 2023. Ensuite renovated. Close to Transit. This is a beautiful rancher with a private back yard and a run for dogs. Recently redone hardwood flooring. Close to trails to White Rock Beach. Close to South Surrey Recreation centre and schools. Great South Surrey Location on a quiet Cul-de-sac. Bring your fussiest Clients.