

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

Style of Home:	Rancher/Bungalow	Parking:	Total: 6 - 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	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

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

Finished Floor (Main):	1,668 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,668 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,668 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

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.