

Depth/Size (ft):	118.00	Bedrooms:	3	Approx. Year Built:	1982
Frontage (ft):	67.00	Bathrooms:	3	Age:	42
Lot Area (sq.ft.):	9,962.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,610.97
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	006-133-932

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single, RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	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, Mixed, Other	Fixtures Rmvd:	No

View:	Yes : N/A
Mgmt. Company:	
Complex / Subdiv:	EVERETT ESTATES
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	LOT 95, PLAN NWP59579, PART NE1/4, SECTION 14, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location, Private Yard, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 19'5	Below	Bedroom	13'1 x 17'4
Main	Foyer	7'11 x 6'8	Below	Recreation Room	18'7 x 11'6
Main	Dining Room	10'9 x 13'1	Below	Storage	40'1 x 13'3
Main	Kitchen	10'6 x 11'6			
Main	Dining Room	13'9 x 13'3			
Main	Bedroom	9'7 x 7'11			
Main	Primary Bedroom	12'3 x 13'11			

Finished Floor (Main):	1,489 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,480 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	Yes
Finished Floor (Total):	2,969 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full, Partly Finished			
Grand Total:	2,969 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Everett Estates, escape the hustle and bustle of city life and indulge in a tranquil retreat. Charming 2900 sqft. rancher, nestled in E. Abby, home is located in a serene oasis amidst lush greenery, manicured landscaping all in a park like setting. Inside, you'll find a stunning open-concept, beautiful kitchen. master with enste. engineered hardwood thru, two cozy additional bedrooms bathed in natural light .NEW ROOF 2019, NEW HW TANK THIS YEAR, Backyard is a inviting in a peaceful setting for family and friends on a 557 sqft. concrete patio perfect for sipping your morning coffee. Home is suitable for a mortgage helper. Enjoy the added convenience of RV, inground irrigation system, take advantage of the prime location, close to gyms, restaurant, great schools. OPEN HOUSE SAT SUN 1-3