

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):	30.00	Bathrooms:	2	Age:	44
Lot Area:		Full Baths:	2	Zoning:	R1A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,211.20
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	005-331-897

Style of Home:	Split Entry	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Other,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 55, PLAN NWP55028, DISTRICT LOT 476, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	12'3 x 11'2	Below	Laundry	11'1 x 8'3
Main	Bedroom	12'2 x 10'8	Below	Storage	9'2 x 7'5
Main	Kitchen	10'9 x 11'2			
Main	Dining Room	10'8 x 11'11			
Main	Living Room	17'11 x 13'1			
Below	Family Room	17'2 x 11'6			
Below	Bedroom	10'5 x 11'7			

Finished Floor (Main):	1,041 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	698 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,739 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,739 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Great Location in Rosedale Well, maintained, family home in a Country setting. This home has 3 Bedrooms. Large rec room, 5 appliances, Large downstairs rec room. Furnace and hot water tank and roof updated approx. 10years ago. This home clean shows. well. Nice fenced yard with an 8x10 shed. this home has lots of potential, possible suite potential. Great place to raise your children and pets. Book an appointment today.