

<b>Depth/Size (ft):</b>	306.10	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>	136.15	<b>Bathrooms:</b>	3	<b>Age:</b>	32
<b>Lot Area: (sq.ft.)</b>	41,382.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SR-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,526.65
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	016-949-722

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	Total: 15 - Covered: 2
<b>Construction:</b>	Brick,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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>	Hot Water,Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community,Electricity,Natural Gas,Water

**Legal:** LOT 1 SECTION 11 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN NWP87742

**Amenities:** Garden,In Suite Laundry,Storage

**Site Influences:** Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Smoke Alarm,Storage Shed,Vacuum - Built In

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group-Alliance R.E.S.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 12'	Main	Dressing Room	9'4 x 3'11
Main	Dining Room	18'1 x 12'	Main	Bedroom	11'7 x 10'
Main	Family Room	20'7 x 14'10	Main	Bedroom	11'2 x 9'7
Main	Kitchen	13'11 x 13'1	Main	Laundry	9'2 x 6'9
Main	Eating Area	12'5 x 10'	Main	Foyer	6'11 x 6'11
Main	Office	9'10 x 9'8			
Main	Primary Bedroom	14'10 x 14'5			

<b>Finished Floor (Main):</b>	2,431 sqft	<b># Of Rooms:</b>	12	<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>		Main	2	No
<b>Finished Floor (Total):</b>	2,431 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,431 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Perfectly FLAT lot to build your ~20,000 sqft DREAM HOME. NO Creeks, NO Easements. SR-1 Zoning (not in ALR) and Connected to CITY WATER. South-Facing backyard with sprawling lawns and privacy hedges throughout. Spacious 2,431SF Rancher with 3 Bed/3 Bath + Office. Large driveway with parking for 15 cars and your RV! A+ location close to all schools, shopping, amenities, HWY 1 & HWY 10.