

<b>Depth/Size (ft):</b>	145	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>	70.00	<b>Bathrooms:</b>	2	<b>Age:</b>	31
<b>Lot Area: (sq.ft.)</b>	10,118.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R-1D
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,966.64
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	018-389-678

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	ALDERGROVE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 25, PLAN LMP11675, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Storage Shed,Vacuum - Built In,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'2 x 8'4	Main	Bedroom	11'11 x 11'5
Main	Kitchen	11'10 x 10'2	Main	Bedroom	14'1 x 11'3
Main	Family Room	14'6 x 12'5	Main	Laundry	16'1 x 8'3
Main	Living Room	16'1 x 12'6	Main	Solarium	13'10 x 9'4
Main	Dining Room	16'1 x 15'11			
Main	Primary Bedroom	12'3 x 15'9			
Main	Walk-In Closet	5'3 x 7'1			

<b>Finished Floor (Main):</b>	1,985 sqft	<b># Of Rooms:</b>	11	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,985 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,985 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

10,000+ sq ft lot! WELCOME HOME to this fully renovated RANCHER with sunny SOUTH facing backyard. This spacious, open layout with radiant heat and vinyl plank flooring boasts large, spacious rooms with lots of window and a skylight in the foyer and kitchen for added light. Located on a quiet street, the property features a large driveway plus bonus RV parking and a shed in the meticulous backyard with garden beds. Features in the home include beautiful moldings, vaulted ceiling, wide hallways, bay windows, a hot water tank that is only 4 years old and a 4 year old roof. This beautiful home is move in ready with nothing to do, but enjoy! Call today and make this house your new home!