

Depth/Size (ft):	134.75	Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):	72.59	Bathrooms:	3	Age:	30
Lot Area: (sq.ft.)	9,634.00	Full Baths:	2	Zoning:	R-1D
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,927.97
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	018-294-871

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 9 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed	Parking Access:	Front,Lane
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Propane Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Wood	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 5, PLAN LMP10797, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Storage

Site Influences: Central Location,Paved Road,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

Bylaw Restrict:

Listing Broker(s): RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13'7 x 11'8	Main	Laundry	13'9 x 6'2
Main	Bedroom	10'2 x 13'8	Main	Walk-In Closet	6'2 x 4'10
Main	Bedroom	8'7 x 10'7	Main	Family Room	11'7 x 16'3
Main	Kitchen	12'10 x 13'1	Main	Foyer	5'2 x 6'0
Main	Eating Area	7'3 x 12'3			
Main	Living Room	13'9 x 17'4			
Main	Dining Room	11'11 x 12'7			

Finished Floor (Main):	1,803 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	1,803 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,803 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Come home to this 3 bed 2 bath rancher! The property features 2 living spaces, 1 gas & 1 wood fp, open ktchn w/ new SS appliances & backsplash, gas stovetop, separate daytime eating & dining rm spaces, 3 good sized bdrms w/ the Primary featuring an ensuite. Radiant heat throughout, This one level property is perfect for a family or if you're looking for a place to retire & have the quiet life. Walking distance to Shortreed Elementary & a short drive into Aldergrove town centre. W/ a large fenced back yard w/ shed, a covered deck area, summers will be a joy with the outdoor space this property comes with. Host your family cookout, have the kids playing in the yard, or create your own outdoor paradise with this easily managed landscape space. Heated Grg. 5 yr roof. Original loving owners.