

Depth/Size (ft):	5866	Bedrooms:	3	Approx. Year Built:	1986
Frontage (ft):	173.00	Bathrooms:	3	Age:	38
Lot Area: (Acres)	12.04	Full Baths:	3	Zoning:	RU-3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,848.51
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	012-049-492

Style of Home:	Rancher/Bungalow	Parking:	Total: 20 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	012-049-492 LOT 12, PLAN NWP1239, DISTRICT LOT 303, GROUP 2, NEW WESTMINSTER LAND DISTRICT, PCL A (EXPL PL 13102)
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	14'11 x 13'2	Main	Other	12'10 x 11'3
Main	Bedroom	11'11 x 10'2	Main	Mud Room	11'3 x 7'8
Main	Bedroom	12'10 x 10'3			
Main	Family Room	18'3 x 13'8			
Main	Living Room	16'7 x 12'9			
Main	Kitchen	14'8 x 13'2			
Main	Dining Room	11'6 x 10'			

Finished Floor (Main):	1,907 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	3	No
Finished Floor (Total):	1,907 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,907 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome home! This beautiful 12.04 acre property with CITY WATER, truly has it all! Flat and lusciously grassed acreage is almost all useable. This property has a fully renovated 3 bedroom and 3 full bathroom Rancher with a great layout! Meticulously updated, this rancher has a chefs kitchen with top line SS appliances, new cabinets, sink and quartz counters. Hardwood flooring throughout and bright and airy floorplan! 3 Generous sized bedrooms and 3 renovated washrooms. Property is immaculate and has multiple outbuildings including Barn (5495 sq.ft.), Shed, workshop , beautiful sundeck, carport and double garage. This property has tons of potential. Central Air con and automated gate! Great Location , located 10 minutes to Hospital, Parks, Border, Schools, Pool, Mall and more! MUST SEE!