

Depth/Size (ft):	120.00	Bedrooms:	5	Approx. Year Built:	1973
Frontage (ft):	68.00	Bathrooms:	2	Age:	51
Lot Area: (sq.ft.)	8,568.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,430.27
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-439-999

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 58 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 25569
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'7 x 14'	Bsmt	Kitchen	9'8 x 13'4
Main	Bedroom	12'6 x 10'	Bsmt	Bedroom	13'5 x 10'4
Main	Kitchen	14'1 x 6'2	Bsmt	Bedroom	13'7 x 10'1
Main	Laundry	12' x 5'	Bsmt	Other	7'7 x 10'8
Main	Primary Bedroom	12'1 x 10'8	Bsmt	Laundry	6' x 8'2
Main	Bedroom	9' x 10'9			
Bsmt	Living Room	13'4 x 10'4			

Finished Floor (Main):	1,000 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	1,000 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,000 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	2,000 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

5 bedroom Rancher with full basement sitting on an 8,568 Sq ft. Lot! Situated on a quiet street this home offers a nice 2 bedroom suite (unauthorized) with it's own yard space & separate laundry. Updated windows. The garage has been renovated into a living room with vaulted ceilings. Amazing area of town, close to parks, schools, shopping & recreation. Only a 2 minute drive to Hwy 11 and minutes to Hwy 1 for quick & easy commuting!