

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1972
Frontage (ft):	70.00	Bathrooms:	2	Age:	52
Lot Area: (sq.ft.)	8,648.00	Full Baths:	2	Zoning:	R1B
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,264.90
Rear Yard Exp:				For Tax Year:	
View:	Yes			P.I.D.:	008-654-077

Style of Home:	Split Entry	Parking:	Total: 8 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Triple,RV Parking Avail.,Tandem Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:	Yes : '
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 281, PLAN NWP39702, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 13'	Bsmt	Bedroom	13' x 9'6
Main	Dining Room	9'6 x 9'			
Main	Kitchen	15'6 x 8'			
Main	Primary Bedroom	13' x 12'			
Main	Bedroom	12' x 9'			
Main	Bedroom	13' x 8'6			
Bsmt	Recreation Room	24' x 12'6			

Finished Floor (Main):	1,120 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	780 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,900 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,900 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Attention Car buffs 26x32 shop with room for hoist, 14 foot ceiling in the center of the shop could fit up to 4 cars. But that is not the only place for storage also has a 20 x 23 wood working shop. All together you have room to store up to 7 cars indoors and still have room for your motorhome at the side of the house behind a closed gate Large Private 8,648 sq ft lot. Located in Aldergrove City. Conveniently located near restaurants, shops, parks, and the new Community Centre & Pool. The home has 3 bedrooms on the main and 1 bathroom, one gas fire places and one wood burning fireplace. Basement is unfinished and ready for you ideas. If your a contractor or a car buff this is your dream location. House also has 17,000 watt automatic natural gas standby generator .