

Depth/Size (ft):	100.00	Bedrooms:	3	Approx. Year Built:	1968
Frontage (ft):	75.00	Bathrooms:	3	Age:	56
Lot Area: (sq.ft.)	7,500.00	Full Baths:	2	Zoning:	RD3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,571.62
Rear Yard Exp:	No			For Tax Year:	2023
View:	No			P.I.D.:	007-507-038

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Multiple
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Mixed	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 5, BLOCK K, PLAN NWP19741, DISTRICT LOT 139, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Microwave,Storage Shed,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Homeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	12'3 x 12'3	Above	Bedroom	9'11 x 9'2
Below	Family Room	19'7 x 12'3	Above	Bedroom	9'2 x 12'8
Below	Recreation Room	18'10 x 13'			
Below	Laundry	16'2 x 6'8			
Above	Dining Room	8'5 x 8'9			
Above	Living Room	20'3 x 14'3			
Above	Primary Bedroom	11'8 x 12'8			

Finished Floor (Main):	1,259 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	0	Main	5	Yes
Finished Floor (Below):	992 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,251 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,251 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

Fantastic home situated on a large 7500 sq ft lot in Ladner. 3 bedrooms and 3 washrooms. This home is updated with new front door, new closet doors, all new windows, all new blinds, new bathrooms, new steps, new washer and dryer, new hardwood floors upstairs and original hardwood floors in bedrooms. Stainless steel fridge and gas stove, (less than 3 years old) built-in microwave, and huge deck and railing recently repainted. Downstairs can easily be converted to mortgage helper suite. Bonus-air condition. Double carport and close to all amenities. (Duplex zoning potential. Please check with city). OPEN SAT AND SUN 2-4 PM