

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	1977
Frontage (ft):	40.00	Bathrooms:	2	Age:	47
Lot Area: (sq.ft.)	4,000.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,720.59
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	002-416-476

Style of Home:	3 Level Split	Parking:	Total: 3 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Stucco,Wood	Parking Access:	
Foundation:		Parking:	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:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 336 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 50500
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'10 x 13'5	Above	Bedroom	11'11 x 8'1
Main	Kitchen	10'1 x 9'5	Above	Bedroom	9'6 x 8'1
Main	Dining Room	8'9 x 9'5			
Main	Laundry	7'4 x 7'11			
Below	Family Room	16' x 14'7			
Below	Bedroom	12'5 x 7'4			
Above	Primary Bedroom	10'11 x 12'5			

Finished Floor (Main):	676 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	510 sqft	# Of Kitchens:	1	Below	3	No
Finished Floor (Below):	400 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,586 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,586 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Location! Location! Location! This single family home under \$900k is perfect for first time buyers who want a detached home instead of a townhome. Centrally located within walking distance to all levels of schools, Mouat Secondary, Howe Middle and John Maclure Elementary. Close to shopping, restaurants, Matsqui Rec Centre, Rotary Stadium and much more! 3 bedrooms up along with a full 4 piece bathroom. Main floor has kitchen, dining room, and living room. Down stairs there is a rec room for the kids along with a 4th bedroom / office / flex room. Bring your ideas and make this the perfect family starter home!