

Depth/Size (ft):	116	Bedrooms:	3	Approx. Year Built:	1971
Frontage (ft):	89.00	Bathrooms:	2	Age:	53
Lot Area: (sq.ft.)	6,548.00	Full Baths:	2	Zoning:	RS2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,072.42
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	002-826-208

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	HAWTHORNE
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer
Legal:	LOT 119, PLAN NWP33511, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 14'11	Above	Primary Bedroom	16'7 x 16'11
Main	Dining Room	9'1 x 9'6	Above	Bedroom	14'2 x 16'11
Main	Kitchen	13'9 x 9'2	Above	Bar Room	6'2 x 8'2
Main	Family Room	13'8 x 12'6			
Main	Bedroom	10' x 11'7			
Main	Bar Room	6'4 x 10'4			
Main	Workshop	14'9 x 6'9			

Finished Floor (Main):	1,042 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	794 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsm):	0 sqft	Suite:	None			
Finished Floor (Total):	1,836 sqft	Crawl/Bsm Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,836 sqft	Beds In Bsm:	0 / 3			
		# Of Pets:				

Stunning Cape Cod in Central Ladner! One of a kind property that will not last long. Enjoy the quaint charm & character of a traditional home in a fabulous location. This delightful 1836 sf 3 bed + family room (4th bedroom?)+2 bath home offers classic architecture and modern comforts and invites you to experience the epitome of relaxed elegance. Hardwood floors throughout, gorgeous updated huge kitchen and full bathrooms. A perfect family home complete with the white picket fence! The enchanting backyard oasis beckons for outdoor entertaining, gardening and leisure, beyond the privacy hedging at the front of the house lies an English country garden. The Southern exposure and patio provides all day sun. Artist's studio/workshop w/subpanel,2 car garage. Lot 6458sf.