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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 1990 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 34 |
| Lot Area: (sq.ft.) | 6,076.00 | Full Baths: | 2 | Zoning: | RS1B |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$5,413.62 |
| Rear Yard Exp: | | | | For Tax Year: | 2022 |
| View: | Yes | | | P.I.D.: | 011-801-867 |

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|-------------------------|------------------------|-------------------------|-----------------------|
| Style of Home: | 1 Storey | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Brick,Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double,Open |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 2 - 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: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Wall/Wall/Mixed | Fixtures Rmvd: | Yes |

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|----------------------------|---|
| View: | Yes : Kanaka Creek & Greenbelt |
| Mgmt. Company: | |
| Complex / Subdiv: | Kanaka Ridge |
| Services Connected: | Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer |
| Legal: | LOT 23, PLAN NWP77823, DISTRICT LOT 275, GROUP 1, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Air Cond./Central,Swirlpool/Hot Tub |
| Site Influences: | Central Location,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby |
| Features: | Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Smoke Alarm |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage Elite West |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|------------|
| Main | Living Room | 13'6 x 16'10 | Main | Laundry | 5' x 5' |
| Main | Dining Room | 8'5 x 12' | | | |
| Main | Kitchen | 12' x 9' | | | |
| Main | Eating Area | 8' x 12' | | | |
| Main | Family Room | 16'6 x 10'10 | | | |
| Main | Primary Bedroom | 14' x 12' | | | |
| Main | Bedroom | 11' x 8' | | | |

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|--------------------------------|------------|--------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,522 sqft | # Of Rooms: | 8 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 4 | No |
| Finished Floor (Bsm): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,522 sqft | Crawl/Bsm Height: | 5' | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 1,522 sqft | Beds In Bsm: | 0 / 2 | | | |
| | | # Of Pets: | | | | |

Brilliant Rancher backing onto beautiful Kanaka Creek! Welcome home to this stunning over 1500 sqft meticulously maintained entertainers Dream! Curb appeal galore with stunning landscaping including a water feature walking up to your front door. Inside gorgeous designer colors, chef's kitchen, 3 skylights, 2 Gas fireplaces, 2 beds & 2 full baths. Storage with a massive standing height full crawl space! This home calls for the pickiest of professional or retired couples. Easy care yard but not a time of year where you won't have something in bloom. Enjoy your morning coffee or evening glass of wine soaking in your huge hot tub...in a lit up yard with a view. The location is unbeatable. Act fast as this gem won't last long. Open Sun 2-4