

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):	95.85	Bathrooms:	2	Age:	33
Lot Area: (sq.ft.)	8,233.00	Full Baths:	2	Zoning:	SFD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,119.36
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	015-839-699

Style of Home:	Rancher/Bungalow	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:	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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community

Legal: LOT 104, PLAN NWP84610, PART NE1/4, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location, Private Setting, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7" x 15'11"	Main	Eating Area	6'9" x 12'7"
Main	Dining Room	11'10" x 12'11"	Main	Foyer	3'8" x 5'9"
Main	Family Room	13'9" x 14'1"	Main	Walk-In Closet	4'10" x 6'1"
Main	Primary Bedroom	14'2" x 13'2"			
Main	Bedroom	12'6" x 9'11"			
Main	Bedroom	10'1" x 10'1"			
Main	Laundry	4'3" x 9'0"			

Finished Floor (Main):	1,824 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	0	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,824 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,824 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Lovely family rancher in Fleetwood, 1824 sq feet on large 8233 square foot corner lot! Great floorplan with formal dining room, large sunken living room, and bright kitchen, eating area and sunken family room with cozy gas fireplace. 3 bedrooms, 2 full baths. Large Primary bedroom with walk in closet and spacious ensuite bath. Low maintenance yard with mature landscaping. Public Open House Sunday 3-5PM