

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1982
Frontage (ft):	86.00	Bathrooms:	2	Age:	42
Lot Area: (sq.ft.)	7,989.00	Full Baths:	2	Zoning:	SF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,969.37
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-671-069

Style of Home:	Rancher/Bungalow	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum,Brick,Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single
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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community
Legal:	LOT 181 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 60942
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Smoke Alarm
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	19'8 x 22'7	Main	Foyer	8'9 x 6'2
Main	Kitchen	11'2 x 9'7	Main	Mud Room	9'11 x 8'2
Main	Dining Room	11'11 x 11'8			
Main	Living Room	17'6 x 13'9			
Main	Primary Bedroom	15'4 x 11'11			
Main	Bedroom	10'10 x 9'11			
Main	Bedroom	9'9 x 9'11			

Finished Floor (Main):	2,032 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,032 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,032 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

You'll love the charm of this impeccably renovated rancher, conveniently located just minutes from White Rock Beach and Morgan Crossing's bustling shops. With its quaint river rocks and stamped concrete pathways, the exterior radiates cottage-style allure, complemented by lush landscaping featuring mature shrubs and blossoms—a true delight for any gardening enthusiast. Inside, discover an oasis of elegance showcasing gleaming hardwood floors, tasteful designer paints, and deluxe amenities like programmable heated tile flooring in key areas. From quartz countertops to crown moldings, every detail exudes sophistication. Ample parking options, close proximity to schools, transit, and easy freeway access make this the move-in-ready gem you've been searching for.