

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1958
Frontage (ft):		Bathrooms:	2	Age:	66
Lot Area: (sq.ft.)	24,650.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$8,635.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	010-833-471

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Carport & Garage,Carport; Single,Garage; Single
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : BEDWELL BAY, MOUNTAINS, WATER
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 19, BLOCK 4, PLAN NWP3014, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Garden,Green House,In Suite Laundry,Storage
Site Influences:	Marina Nearby,Private Setting,Private Yard,Recreation Nearby,Rural Setting
Features:	Air Conditioning,Clothes Dryer,Clothes Washer,Drapes/Window Coverings,Free Stand F/P or Wdstove,Garage Door Opener,Pantry,Storage Shed,Stove
Bylaw Restrict:	
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'0 x 7'8	Main	Family Room	19'9 x 12'3
Main	Living Room	16'4 x 14'8	Below	Workshop	11'0 x 5'0
Main	Kitchen	13'1 x 11'9	Above	Loft	16'2 x 16'2
Main	Dining Room	13'5 x 8'6	Below	Storage	4'10 x 12'3
Main	Primary Bedroom	12'1 x 14'4			
Main	Bedroom	14'5 x 11'5			
Below	Laundry	11'2 x 7'2			

Finished Floor (Main):	1,393 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	550 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,943 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	368 sqft	Basement:	None			
Grand Total:	2,311 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

The Epitome Of Perfect Westcoast Living. Wake up everyday to the feeling of being away at a private destination cabin retreat. An unsurpassed 180 degree, unobstructed view of the cozy cove of Bedwell Bay, the Salish Sea & Indian Arm. Gaze over mountains & forests. Listen to the variety of birds singing from your 1/2 acre private property w/ custom multi-level garden waterfall feature. A beautifully maintained & superbly updated home that has the integrity of it's original build. Rancher-style w/walk-out basement. EXTRAS: Attached Workshop, Garden Shed & Loft above the garage that could be an Artist's Studio or Guest Room. A lengthy list of incredible updates available. BONUS: rare dock share opportunity for your personal watercraft.