

Depth/Size (ft):	102	Bedrooms:	3	Approx. Year Built:	1978
Frontage (ft):	75.00	Bathrooms:	2	Age:	46
Lot Area: (sq.ft.)	7,650.00	Full Baths:	1	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,035.64
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	004-933-052

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
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:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	MOSSEY ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 333, PLAN NWP49586, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Microwave,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 20'3	Main	Foyer	4'1 x 5'3
Main	Kitchen	11'10 x 11'11			
Main	Dining Room	10'0 x 12'0			
Main	Primary Bedroom	13'8 x 11'10			
Main	Bedroom	9'7 x 11'10			
Main	Bedroom	10'2 x 13'10			
Main	Laundry	7'4 x 5'9			

Finished Floor (Main):	1,362 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,362 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,362 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Established & desirable Mossey Estates welcomes you to our latest listing! One level living w/ 1362 sq ft, 3 bdrms, 2 bthrms all on a 7650 sq ft corner lot! Side access to the back yard to park your RV/ boat! Tons of updates make this Rancher look like it is straight out of a designer home magazine. Wide open concept plan w/ stunning white kitchen including new appliances, gleaming back splash & sit around island/prep space w/ seating for 4. The primary retreat includes an ensuite, & there are 2 additional well sized bdrms (1 w/ built ins) & another 4 pc bth. Step out to the deck, your private yard w/ shed & enjoy the summer! Updates incld flring, light fixtures, HWT, windows, roof, gutters & more! Located in a cul-de-sac in a family friendly neighbourhood, steps to Uplands Elementary!